



Sean Rogan  
Executive Director

**COMMUNITY DEVELOPMENT COMMISSION  
of the County of Los Angeles**

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# ADOPTED

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

4-D February 17, 2015

  
PATRICK OGAWA  
ACTING EXECUTIVE OFFICER

February 17, 2015

The Honorable Board of Commissioners  
Community Development Commission  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Commissioners:

**APPROVAL OF FUNDING AND ENVIRONMENTAL DOCUMENTATION FOR FOUR  
AFFORDABLE HOUSING DEVELOPMENTS IN UNINCORPORATED LOS ANGELES COUNTY  
AND THE CITIES OF WEST HOLLYWOOD AND LOS ANGELES  
(DISTRICTS 1, 2, 3) (3 VOTE)**

**SUBJECT**

This letter recommends that your Board approve the allocation of \$11,044,500 for four affordable multifamily rental housing developments, and related environmental documents. The allocations recommended in this action are for four of the 10 projects selected as a result of Notice of Funding Availability (NOFA) for Affordable Multifamily Rental Housing, Round 20 issued by the Community Development Commission (Commission).

**IT IS RECOMMENDED THAT THE BOARD:**

1. Acting as a responsible agency pursuant to the California Environmental Quality Act (CEQA), certify that the Commission has considered the attached exemption determination for the Blue Hibiscus project, which was prepared by the City of West Hollywood as lead agency; and find that this project will not cause a significant impact on the environment.
2. Acting as a responsible agency pursuant to CEQA, certify that the Commission has considered the attached Initial Study/Mitigated Negative Declarations (IS/MND) for the T. Bailey Manor project and the Beverly Terrace project, which were prepared by the City of Los Angeles as lead agency; find that the mitigation measures identified in the IS/MNDs for these projects are adequate to avoid or reduce potential impacts below significant levels; and find that these projects will not cause a significant impact on the environment.

3. Approve loans to four recommended developers identified in Attachment A, using Affordable Housing Trust Funds in a total amount of up to \$11,044,500, for four homeless and special needs developments.
4. Authorize the Executive Director, or his designee, to negotiate, execute, and if necessary, amend, reduce, or terminate the loan agreements with the recommended developers, or their Commission-approved designees, identified in Attachment A, and all related documents, including but not limited to documents to subordinate the loans to permitted construction and permanent financing, and any intergovernmental, interagency, or inter-creditor agreements necessary for the implementation of each development, following approval as to form by County Counsel.
5. Authorize the Executive Director, or his designee, to incorporate, as needed, up to \$11,044,500 in Affordable Housing Trust Funds into the Commission's approved Fiscal Year 2014-2015 budget, for the purposes described above.

#### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

A total of 10 projects were selected for funding awards through NOFA Round 20, and four of the 10 are being recommended for approval at this time. Approval of these four projects is requested to ensure that they can meet the March 4, 2015 deadline for submitting Low Income Housing Tax Credit applications to the California Tax Credit Allocation Committee.

The remaining six projects have pending environmental reviews. The Commission will return to your Board in separate actions to recommend awards for the remaining six projects and the remainder of the NOFA Round 20 funding.

#### **FISCAL IMPACT/FINANCING**

The recommended loans to the developers identified in Attachment A will provide a total amount of up to \$11,044,500 in Affordable Housing Trust Funds to finance four new housing developments. Funds for these loans will be incorporated into the Commission's approved Fiscal Year 2014-2015 budget on an as-needed basis and included in future Fiscal Year budgets as needed.

Final loan amounts will be determined following completion of negotiations with the developers and arrangements with other involved lenders. Each loan will be evidenced by a promissory note and secured by a deed of trust, with the term of affordability enforced by a recorded Covenants, Conditions, and Restrictions document.

#### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

On September 10, 2014, a total of \$22,750,000 was made available for NOFA Round 20. To meet demand, the Commission was able to add one-time funding comprised primarily of returned funds from prior NOFA rounds, bringing the total available to \$31,000,000. Of this total, approximately \$24,350,000 consists of Community Redevelopment Agency Low-Income and Moderate-Income Housing Fund Due Diligence Review Funds, which the Board of Supervisors has allocated to the Commission for the administration and development of affordable multifamily rental housing. Additionally, there were \$4,000,000 in HOME funds, and \$2,650,000 in Homeless Bonus Funds allocated by the First Supervisorial District.

A total of 12 applications were received by the October 22, 2014 deadline. Proposals were scored on

Design and Sustainability, Supportive Services, and Financial Feasibility. Technical reviews were performed by consultants. Applicants were notified of the scoring results and given two business days to appeal individual scores for procedural or technical errors. A total of four appeals were received. The Commission's Independent Review Panel (Panel) reviewed the consultants' technical scoring before making funding recommendations to the Commission's Executive Director. The Panel also reviewed and administratively adjudicated applicant appeals.

Of the 12 applications received, the Panel issued funding recommendations for 11 projects. However, there is only enough funding available to assist 10 projects. Four of the 10 projects are ready for funding awards at this time. The four funding awards recommended in this action total \$11,044,500 of the approximately \$31,000,000 available through NOFA Round 20. These four developments consist of 169 new affordable housing units, of which 98 units will be Commission-assisted homeless and special needs housing, 67 will be affordable units not assisted by the Commission, and four are manager's units.

Three of the four recommended developments earned optional points through the NOFA's Green Building Certification Incentive. In addition, each of the 12 submitted projects garnered optional points for incorporating Healthy Design elements, which were introduced to this NOFA Round through the collaboration between the Commission and the County of Los Angeles Department of Public Health.

All loan agreements and related documents will incorporate affordability restrictions, target assisted populations, and provisions requiring developers to comply with all applicable federal, state, and local laws. The approval of the four projects recommended for funding in this action will leverage approximately \$63 million in additional external resources. This is almost six times the amount of Affordable Housing Trust Funds invested.

The loan agreements and related documents for each project will reflect the special needs set-aside and indicate the number of assisted units, which will be no fewer than 15 rental units at rates affordable to households earning no more than 30% of the median income for the Los Angeles-Long Beach Metropolitan Statistical Area, adjusted for family size. The loan agreements will require that the affordable housing units remain affordable for a period up to 55 years.

Subject to various underwriting requirements, a developer may be required by the Commission or other lenders to create a single asset entity to designate ownership of the project. This "designee" will be a Commission-approved single asset entity created by the developer prior to execution of the Loan Agreement and all related loan documents.

## **ENVIRONMENTAL DOCUMENTATION**

The proposed projects identified in Attachment A have been reviewed by the Commission pursuant to the requirements of CEQA.

The Blue Hibiscus project was determined exempt from the requirements of CEQA by the City of West Hollywood, as lead agency, in accordance with State CEQA Guidelines Sections 15192 and 15194. The Commission's consideration of this determination satisfies the requirements of CEQA.

As a responsible agency, and in accordance with the requirements of CEQA, the Commission reviewed the IS/MNDs prepared by the City of Los Angeles for the T. Bailey Manor project and the Beverly Terrace project, and determined that these projects will not have a significant adverse impact

The Honorable Board of Commissioners

2/17/2015

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on the environment. The Commission's consideration of the IS/MNDs and filing of the Notices of Determination satisfy the State CEQA Guidelines as stated in Article 7, Section 15096.

As the lead agency, and in accordance with the requirements of CEQA, the Commission approved an exemption determination for the Mosaic Gardens at Willowbrook project pursuant to State CEQA Guidelines Sections 15192 and 15194 on February 3rd, 2015. The Notice of Exemption was filed with the Office of Planning and Research pursuant to Guidelines Section 15062(e).

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

The requested actions will increase the supply of affordable housing and special needs housing in the County of Los Angeles.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Sean Rogan", followed by a horizontal line.

SEAN ROGAN

Executive Director

SR:CC:ml

Enclosures

**ATTACHMENT A  
NOFA 20  
RECOMMENDED FUNDING ALLOCATIONS**

Distr.	Jurisdiction	Development/ Applicant	Type of Housing	Total Project Units	CDC- Assisted Special Needs Units	Affordable Units not CDC-assisted	Funding Recommendation		Other Funding Resources
							Affordable Housing Trust Funds	Total Development Cost	
3	West Hollywood	Blue Hibiscus/W. Hollywood Community Housing Corporation	Special Needs	22	21	0	\$2,404,500	\$11,411,688	\$9,007,188
2	Unincorp. Los Angeles	Mosaic Gardens at Willowbrook/LINC Housing Corp.	Homeless	61	24	36	\$5,335,000	\$24,097,061	\$18,762,061
1	Los Angeles	T. Bailey Manor/W.O.R.K.S.	Homeless	46	14	31	\$1,600,000	\$18,654,155	\$17,054,155
2	Los Angeles	Beverly Terrace/A Community of Friends	Homeless	40	39	0	\$1,705,000	\$19,953,498	\$18,248,498
<b>TOTALS:</b>				<u>169</u>	<u>98</u>	<u>67</u>	<u>\$11,044,500</u>	<u>\$74,116,402</u>	<u>\$63,071,902</u>

**TOTAL FUNDING RECOMMENDATION:     \$11,044,500**



# CITY OF WEST HOLLYWOOD

CITY HALL  
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**DEPARTMENT OF  
HUMAN SERVICES  
AND RENT  
STABILIZATION**

October 17, 2014

Ms. Robin Conerly, Executive Director  
West Hollywood Community Housing Corporation  
7530 Santa Monica Boulevard, Suite 1  
West Hollywood, CA 90046

RE: CEQA Affordable Housing Exemption

Dear Ms. Conerly:

The City of West Hollywood staff has reviewed the proposed project at 1123-1127 North Detroit Street pursuant to the requirements of the California Environmental Quality Act (CEQA) and CEQA Guidelines. The proposed project satisfies all threshold criteria for exemption from CEQA as a 100% affordable housing project under 15192 (Threshold Requirements) and 15194 (Affordable Housing Exemption). The analysis is discussed in the attached evaluation. Based on this analysis and the information available at this time the City intends to process the project as exempt under these sections.

The proposed project is to construct approximately 22 housing units for very-low and low income households. The current proposal is consistent with the residential zoning designation (R3). If the size or scope of the project is altered prior to approval, further environmental analysis may be necessary.

Sincerely,

Peter Noonan, AICP CEP  
Rent Stabilization and Housing Manager

Enclosures: 1123-1127 North Detroit Street CEQA Exemption Review

1123-1127 North Detroit Street  
California Environmental Quality Act (CEQA) Exemption  
Pursuant to Section 15192 and Section 15194

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**15192. Threshold Requirements for Exemptions for Agricultural Housing, Affordable Housing, and Residential Infill Projects.**

In order to qualify for an exemption set forth in sections 15193, 15194 or 15195, a housing project must meet all of the threshold criteria set forth below.

**(a) The project must be consistent with:**

**(1) Any applicable general plan, specific plan, or local coastal program, including any mitigation measures required by such plan or program, as that plan or program existed on the date that the application for the project pursuant to Section 65943 of the Government Code was deemed complete; and**

The City's General Plan was adopted in 2011. It provides the future vision, policies, and proposed actions to guide decision-makers, community members, and stakeholders in West Hollywood.

The proposed project 1123 to 1129 North Detroit Street (the "Site") would be constructed consistent with the site's underlying General Plan Land Use Designation of residential, multi-family medium density (R3-C zone), as designated on the City of West Hollywood's General Plan Land Use Map.

Additionally, the proposed new affordable housing development would be consistent with the City of West Hollywood's General Plan goals, specifically:

*Land Use Goals*

LU1 – Maintain an urban form and land use pattern that enhances quality of life and meets the community's vision for its future.

LU2 – Maintain a balanced mix and distribution of land uses that encourage strategic development opportunities and mobility choices within the City.

LU9 – Encourage multi-family residential neighborhoods that are well maintained and landscaped, and include a diversity of housing types and architectural styles.

*Housing Goals*

H1 – Provide affordable rental housing.

H3 – Encourage a diverse housing stock to address the needs of all socioeconomic segments of the community.

H4 – Provide for adequate opportunities for new construction of housing.

H6 – Promote equal access to housing for all.

The new affordable housing project would not frustrate the City's ability to meet its General Plan Goals.

**(2) Any applicable zoning ordinance, as that zoning ordinance existed on the date that the application for the project pursuant to Section 65943 of the Government Code was deemed complete, unless the zoning of project property is inconsistent with the general plan because the project property has not been rezoned to conform to the general plan.**

The proposed project is consistent with the City of West Hollywood Zoning Code. The project is located within the R3-C zone, designated for residential, multifamily medium density. The base units allowed on the parcel is 11. According to Section 19.22.050 of the City's Municipal Code, because the project is permanently dedicated affordable housing, a density bonus equal to the percentage of units permanently dedicated to low (including very-low income) and moderate income persons may be permitted, bringing the total number of units allowed to 22.

The proposed project would be constructed in conformance with all applicable zoning code rules and regulations including height and set back requirements, including provisions for concessions and/or bonuses as set forth in WHMC Section 19.22.

**(b) Community-level environmental review has been adopted or certified.**

The General Plan Environmental Impact Report (EIR) serves as the community-level environmental review for the project site. The EIR was released in September 2010 and was certified by the City Council on September 19, 2011. It provides a program-level assessment of the general environmental impacts resulting from the development of land uses and implementation of policies established within the General Plan. The General Plan EIR is available for review at <http://www.weho.org/city-hall/download-documents/-folder-626>. Since the project is consistent with the General Plan, as described above, the project falls under the community-level environmental review.

**(c) The project and other projects approved prior to the approval of the project can be adequately served by existing utilities, and the project applicant has paid, or has committed to pay, all applicable in-lieu or development fees.**

The project site consists of two multi-family residential parcels. The property at 1127-1129 North Detroit is currently developed with three residential units, a duplex in the front of the property and a residential unit above a five-car garage structure in the rear. The property at 1123-1125 North Detroit Street has four, single story bungalow style buildings, containing eight apartment units. The 11 units on the project site are served by existing utilities.

The proposed project would continue to be served by the same utility companies providing services on the site. The developer will be responsible for paying fees that mitigate any ongoing upgrades. As a condition of approval of the project, the City requires developers to determine the current status of the capacity of the downstream sewer system and provide mitigation measures when necessary.

A project with more than 25% affordable housing dwelling units is exempt from all exaction fees as set forth in Section 19.64.030.

**(d) The site of the project:**

**(1) Does not contain wetlands, as defined in Section 328.3 of Title 33 of the Code of Federal Regulations.**

Based on the Beverly Hills and Hollywood USGS 7.5-minute series Quadrangle Topographic maps, the City does not contain any blueline streams. The closest mapped blueline stream appears to be Ballona Creek located approximately 2 miles southeast of the West Hollywood City limits. Lacking these resources within City limits, no wetlands exist on the project site and therefore there are no impacts as a result of this project.<sup>1</sup>

**(2) Does not have any value as an ecological community upon which wild animals, birds, plants, fish, amphibians, and invertebrates depend for their conservation and protection.**

The project site is located in a highly urbanized and densely populated area and no wildlife corridors are known to exist on the project site. The site is currently improved with apartment buildings and a duplex and therefore would not have any value as an ecological community upon which wild animals depend for their conservation and protection. There are no known sensitive biological resources in the project vicinity. The City of West Hollywood is not recognized as an existing or proposed Significant Ecological Area that links migratory wildlife populations, as designated by Los Angeles County.<sup>2</sup> No impacts would occur, and no further evaluation of these issues is required.

**(3) Does not harm any species protected by the federal Endangered Species Act of 1973 (16 U.S.C. Sec. 1531 et seq.) or by the Native Plant Protection Act (Chapter**

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<sup>1</sup> City of West Hollywood. (October 2010). *Program Environmental Impact Report City of West Hollywood General Plan and Climate Action Plan*. Available at <http://www.weho.org/Home/ShowDocument?Id=9823>.

<sup>2</sup> *Program Environmental Impact Report City of West Hollywood General Plan and Climate Action Plan*.

**10 (commencing with Section 1900) of Division 2 of the Fish and Game Code), the California Endangered Species Act (Chapter 1.5 (commencing with Section 2050) of Division 3 of the Fish and Game Code.**

The proposed project is contained on a residential site that is developed with existing residential buildings in a highly urbanized setting. The proposed project is not located in a known wildlife or fish species habitat. The subject site is within a highly urbanized and densely populated area. For these reasons, the project does not have the potential to harm any species protected by the federal Endangered Species Act of 1973, the Native Plant Protection Act, or the California Endangered Species Act.

**(4) Does not cause the destruction or removal of any species protected by a local ordinance in effect at the time the application for the project was deemed complete.**

The project site is located in a highly urbanized and densely populated area and is currently improved with multifamily residential buildings. Based on the disturbed condition of the site and the relative lack of suitable habitat, the potential for any known sensitive species on-site is low. The proposed replacement of the existing buildings with a new residential building would not have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations.

**(e) The site of the project is not included on any list of facilities and sites compiled pursuant to Section 65962.5 of the Government Code.**

An environmental and historical records search of federal, state, and local databases was performed on the project site. The addresses associated with the project site are not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and would therefore not create a significant hazard to the public or the environment due to this fact.<sup>3</sup>

**(f) The site of the project is subject to a preliminary endangerment assessment prepared by a registered environmental assessor to determine the existence of any release of a hazardous substance on the site and to determine the potential for exposure of future occupants to significant health hazards from any nearby property or activity.**

A Phase I Environmental Site Assessment (ESA) was performed on the property at 1123 to 1129 North Detroit Street (the "Site").<sup>4</sup> The purpose of the ESA was to provide information regarding the potential for recognized environmental conditions, including existing hazardous substances or petroleum product impacts in, on, or at the property and the surrounding area.

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<sup>3</sup> Geocon West, Inc. (September 2014). *Phase 1 Environmental Site Assessment 1123-1129 North Detroit Street, West Hollywood, California*.

<sup>4</sup> Geocon West, Inc. (September 2014).

**In addition, the following steps have been taken in response to the results of this assessment:**

**(1) If a release of a hazardous substance is found to exist on the site, the release shall be removed, or any significant effects of the release shall be mitigated to a level of insignificance in compliance with state and federal requirements.**

The results of the Phase I ESA did not reveal evidence of the existence of any release of a hazardous substance on the site.

**(2) If a potential for exposure to significant hazards from surrounding properties or activities is found to exist, the effects of the potential exposure shall be mitigated to a level of insignificance in compliance with state and federal requirements.**

The Phase 1 ESA researched information concerning permitted facilities, environmental investigations, and remediation projects at the Site and properties within 1,000 feet of the project site. The results showed that there is potential that a release of hazardous substances and/or petroleum products at facilities located on other properties within the vicinity of the site could have negatively impacted the environment at those other locations. However, information obtained from the regulatory agency databases and the property owners suggest that offsite activities in the vicinity of the site have not negatively impacted the environmental conditions of the project site. Based on the results from the Phase I ESA, no further analysis is recommended. The following table describes the potential exposures from adjacent properties and the steps taken to mitigate such exposure.

Site Address	Potential Cause for Exposure	Conclusion
7113-7119 Santa Monica Boulevard	Listed on EnviroStor database as a voluntary cleanup site	<b>Considered unlikely to have negatively impacted the project site.</b> Issued a "No Further Action" status on August 12, 2014
7141 and 7155 Santa Monica Boulevard	Listed in the EnviroStor, RCRA-LQG, ICIS, FINDS, HIST UST, EMI, HIST Cortese, LUST, SWEEPS UST, and LA Co HMS databases. This is the site of a former gasoline leaking underground storage tank (LUST).	<b>Considered unlikely to have negatively impacted the project site.</b> LUST case was granted closure on December 31, 1996. The site is currently a voluntary cleanup site overseen by the Department of Toxic Substances Control. A remedial work plan was prepared and approved to address the impacted soil through excavation. The work plan was implemented in July-August 2014 and

		soil contamination identified has been excavated and removed.
7144 Santa Monica Boulevard	One open LUST case and five open SLIC cases at this site and neighboring sites (1005 La Brea Ave, 1033 La Brea Ave., 1043 La Brea Ave., 1045 La Brea Ave.)	<b>Considered unlikely to have negatively impacted the project site.</b> Currently listed as "open-site assessment." The property has been redeveloped into the West Hollywood Gateway complex. Unlikely to have negatively impacted the project site based on location of this facility with respect to site and impact to soil only.

**(g) The project does not have a significant effect on historical resources pursuant to Section 21084.1 of the Public Resources Code.**

The property, and the structures on the property, are not designated as a historical resource and are not included on the City's list of potential cultural resources; therefore, the proposed new development would not cause a significant effect on a historical resource pursuant to Section 21084.1 of the Public Resources Code.

In 1987 a city-wide survey of buildings was performed to develop an inventory of historic resources.<sup>5</sup> At the conclusion of a windshield survey, the consultants recommended sites that could be included as part of an inventory of historic resources. The buildings at 1123 North Detroit Street and 1127-1129 North Detroit Street were evaluated as part of the survey, but were not identified as a historic resource in the inventory. In 2003, the building at 1123 North Detroit Street was reviewed by the City Council and denied for historic designation. The building at 1127-1129 North Detroit Street has not been analyzed and no application for designation has ever been filed. Based on the information that the City has at this time, there is no evidence to suggest that the building is historic.

**(h) The project site is not subject to wildland fire hazard, as determined by the Department of Forestry and Fire Protection, unless the applicable general plan or zoning ordinance contains provisions to mitigate the risk of a wildland fire hazard.**

The project site is located within a highly urbanized area and is not subject to wildland fire hazards. According to the Department of Forestry and Fire Protection, the Hollywood Hills north of the City of West Hollywood could pose a wildland fire hazard; however the project site is not identified as a risk on the Fire Hazard Severity Zones Map.<sup>6</sup> Therefore, the project would not increase the exposure of people or structures to a significant risk of loss, injury, or death involving wildland fires.

<sup>5</sup> City of West Hollywood. (1987). City of West Hollywood Historic Resources Survey 1986-1987. Prepared by Johnson Heumann Research Associates.

<sup>6</sup> Fire Hazard Severity Zones Map. Department of Forestry and Fire Protection. Accessed [http://www.fire.ca.gov/fire\\_prevention/fire\\_prevention\\_wildland\\_zones.php](http://www.fire.ca.gov/fire_prevention/fire_prevention_wildland_zones.php).

The City maintains the West Hollywood Hazard Mitigation Plan, which is an all-hazards preparedness, emergency evacuation, response, and recovery plan. It addresses hazards including, but not limited to fires, earthquakes, flooding, terrorism, transportation accidents, public health emergencies, and hazardous materials accidents.

**(i) The project site does not have an unusually high risk of fire or explosion from materials stored or used on nearby properties.**

The properties are located on a residential street, and in a residential neighborhood. The properties adjacent to the subject property on the North and West are general plan designated and zoned for multi-family residential uses, and are improved with residential buildings. The property adjacent to the subject property on the south is currently being improved with a residential/commercial mixed use building. The properties immediately across the street are residential/commercial mixed use, and fast food retail. No nearby properties are anticipated to store or use materials with an unusually high risk of fire or explosion.

**(j) The project site does not present a risk of a public health exposure at a level that would exceed the standards established by any state or federal agency.**

The project site is contained on a residential site that is developed with existing residential buildings in a highly urbanized setting. The site is not listed on any state or federal databases tracking permitted use or reported release of hazardous materials. There is no indication that the project site would present a risk of a public health exposure at a level that exceeds the established standards.

**(k) Either the project site is not within a delineated earthquake fault zone or a seismic hazard zone, as determined pursuant to Section 2622 and 2696 of the Public Resources Code respectively, or the applicable general plan or zoning ordinance contains provisions to mitigate the risk of an earthquake or seismic hazard.**

The Hollywood Fault runs through the City of West Hollywood, but the project site is out of the fault zone. As determined in the General Plan EIR, the project site is not located in the CDMG Liquefaction Hazard Zone.<sup>7</sup> Compliance with application buildings codes, including the Uniform Building Code requirements of the site, is one measure to ensure that the new structure will remain structurally sound during a seismic event. Therefore, the project would not expose people or structures to substantial adverse effects resulting from seismic-related ground failure, including liquefaction.

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<sup>7</sup> City of West Hollywood. (October 2010). *Program Environmental Impact Report City of West Hollywood General Plan and Climate Action Plan*. Available at <http://www.weho.org/Home/ShowDocument?Id=9823>.

**(l) Either the project site does not present a landslide hazard, flood plain, flood way, or restriction zone, or the applicable general plan or zoning ordinance contains provisions to mitigate the risk of a landslide or flood.**

Seismically induced landslides can occur when ground motion causes unstable or steeply sloping and loosely aggregated soils and rocks to move downslope under the force of gravity. The project site is located on relatively flat ground and the potential for landslides to affect this project is not significant.

The project site is not within a flood plain or flood way. The City of West Hollywood is landlocked and therefore the project site is unlikely to experience inundation from rising sea levels. No portion of West Hollywood lies within a federally designated mandatory flood insurance zone.

The City maintains the West Hollywood Hazard Mitigation Plan, which is an all-hazards preparedness, emergency evacuation, response, and recovery plan. It addresses hazards including, but not limited to fires, earthquakes, flooding, terrorism, transportation accidents, public health emergencies, and hazardous materials accidents.

**(m) The project site is not located on developed open space.**

The project site is not located on developed open space. The site is currently improved with multifamily residential buildings.

**(n) The project site is not located within the boundaries of a state conservancy.**

The project site is not located within the boundaries of a state conservancy.

**(o) The project has not been divided into smaller projects to qualify for one or more of the exemptions set forth in sections 15193 to 15195.**

The project has not been divided into smaller projects to qualify for one or more of the exemptions set forth in sections 15193 to 15195. The complete proposed project qualifies for the exemption in section 15194.

**15194. Affordable Housing Exemption.**

**CEQA does not apply to any development project that meets the following criteria:**

**(a) The project meets the threshold criteria set forth in section 15192.**

Based on the analysis provided previously, the project would meet the threshold criteria set forth in section 15192.

**(b) The project meets the following size criteria: the project site is not more than five acres in area.**

The project site is not more than five acres in area. It is approximately 13,450 square feet.

**(c) The project meets both of the following requirements regarding location:**

**(1) The project meets one of the following location requirements relating to population density:**

**(A) The project site is located within an urbanized area or within a census-defined place with a population density of at least 5,000 persons per square mile.**

The project is located within the City of West Hollywood, which is a Census-defined place. West Hollywood is a densely developed urban setting. The population density is approximately 18,000 persons per square mile.

**(B) If the project consists of 50 or fewer units, the project site is located within an incorporated city with a population density of at least 2,500 persons per square mile and a total population of at least 25,000 persons.**

**(C) The project is located within either an incorporated city or a census defined place with a population density of at least 1,000 persons per square mile and there is no reasonable possibility that the project would have a significant effect on the environment or the residents of the project due to unusual circumstances or due to the related or cumulative impacts of reasonably foreseeable projects in the vicinity of the project.**

**(2) The project meets one of the following site-specific location requirements:**

**(A) The project site has been previously developed for qualified urban uses; or**

The project site is currently developed for the qualified urban use of residential housing. The project site is surrounded on all four sides by urban in-fill development.

**(B) The parcels immediately adjacent to the project site are developed with qualified urban uses.**

**(C) The project site has not been developed for urban uses and all of the following conditions are met:**

**1. No parcel within the site has been created within 10 years prior to the proposed development of the site.**

**2. At least 75 percent of the perimeter of the site adjoins parcels that are developed with qualified urban uses.**

**3. The existing remaining 25 percent of the perimeter of the site adjoins parcels that have previously been developed for qualified urban uses.**

**(d) The project meets both of the following requirements regarding provision of affordable housing.**

**(1) The project consists of the construction, conversion, or use of residential housing consisting of 100 or fewer units that are affordable to low-income households.**

The proposed project consists of the construction of a residential building consisting of approximately 22 units. The units will be designated for use by very-low and low-income households.

**(2) The developer of the project provides sufficient legal commitments to the appropriate local agency to ensure the continued availability and use of the housing units for lower income households for a period of at least 30 years, at monthly housing costs deemed to be "affordable rent" for lower income, very low income, and extremely low income households, as determined pursuant to Section 50053 of the Health and Safety Code.**

The developer of the project will enter into a loan agreement with the local agency (City of West Hollywood). The terms of the loan will be to maintain the development as affordable housing for a term of at least 55 years. The loan agreement will provide sufficient legal commitment from the developer that the units will be made available at an "affordable rent" for lower income households as determined pursuant to Section 50053 of the Health and Safety Code.

## References

AECOM Technical Services, Inc. (May 2013). *Final Domain Project Environmental Impact Report*. Available at <http://www.weho.org/Home/ShowDocument?id=12894>.

City of West Hollywood. (1987). *City of West Hollywood Historic Resources Survey 1986-1987*. Prepared by Johnson Heumann Research Associates.

City of West Hollywood. (2008). *Hazard Mitigation Plan*. Available at <http://www.weho.org/Home/ShowDocument?id=1749>.

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**CITY OF LOS ANGELES**  
OFFICE OF THE CITY CLERK  
ROOM 395, CITY HALL  
LOS ANGELES, CALIFORNIA 90012  
**CALIFORNIA ENVIRONMENTAL QUALITY ACT**  
**INITIAL STUDY**  
**and CHECKLIST**  
(CEQA Guidelines Section 15063)

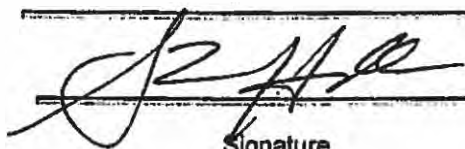
<b>LEAD CITY AGENCY:</b> City of Los Angeles	<b>COUNCIL DISTRICT:</b> CD 14 - JOSE HUIZAR	<b>DATE:</b> 09/09/2011
<b>RESPONSIBLE AGENCIES:</b> Department of City Planning		
<b>ENVIRONMENTAL CASE:</b> ENV-2011-2044-MND	<b>RELATED CASES:</b> CPC-2011-2043-CU-DB, DIR-2011-2045-CDO	
<b>PREVIOUS ACTIONS CASE NO.:</b>	<input type="checkbox"/> Does have significant changes from previous actions. <input checked="" type="checkbox"/> Does NOT have significant changes from previous actions.	
<b>PROJECT DESCRIPTION:</b> DEVELOPMENT OF A 46 UNIT AFFORDABLE HOUSING COMPLEX, 4-STORIES, 54 FT HEIGHT, WITH 32 PARKING SPACES AND MAINTENANCE OF EXISTING 908 SF COMMERCIAL BUILDING.		
<b>ENV PROJECT DESCRIPTION:</b> A request for a Conditional Use Permit, Density Bonus Incentives, and Community Design Overlay approval to allow the construction, use, and maintenance of a four story, 54-foot building including 46-unit affordable housing development with 32 total parking spaces in the [Q]C2-1VL-CDO Zone. The applicant will provide 98 percent affordable units for Very Low Income households including the developmentally disabled, veterans, and senior citizens.  The applicant is requesting the following entitlements:  (1) a Conditional Use Permit to allow a density increase over the 35 percent allowed per LAMC thereby permitting 46 units in lieu of the 13 units allowed by the [Q]C2-1VL-CDO zone for a 353 percent increase; and,  Pursuant to LAMC Affordable Housing Incentives: (2) 32 parking spaces (8 for the developmentally disabled, 9 for seniors, 12 for veterans, 2 for manager's unit and one for the existing commercial building) in accordance with Parking Option 2; (3) A 35 percent increase of allowable floor area ratio not to exceed 2.0:1 in lieu of 1.5:1 as required in the [Q]C2-1VL-CDO zone thereby allowing 39,440 square feet of building floor area in lieu of 29,811 square feet otherwise permitted in the C2-1VL Zone; (4) A height increase allowing 11 additional feet for a total height of 54 feet in lieu of the 45-foot height limit permitted in the 1VL Height District; and, (5) A 20 percent decrease in open space, permitting 4,240 square feet in lieu of 4,625 square feet; and,  (6) A Director's Determination for compliance with the Cypress Park & Glassell Park Community Design Overlay (CDO).		
<b>ENVIRONMENTAL SETTINGS:</b> The site has a 75-foot frontage along Eagle Rock Boulevard and is located mid-block between Avenue 41 and Avenue 42. The Glendale Freeway (Route No. 2) is the northwest approximately 500 feet from the site. Surrounding uses include single-family residences and duplexes to the north along Manor Court in the RD2-1-CDO Zone, a 12-unit one- and two-story apartment building on the east in the [Q]C2-1VL-CDO Zone, LADWP Power Station No. 93 across Eagle Rock Boulevard in the PF-1-CDO Zone and a three-story 64-unit apartment over semi-subterranean parking in the [Q]C2-1VL-CDO Zone, and on the west a duplex in the [Q]C2-1VL-CDO Zone and two triplexes in the RD2-1-CDO Zone.  The project is located in the East Los Angeles State Enterprise Zone, the Cypress Park & Glassell Park Community Design Overlay (CDO) area, in a Special Grading Area, is susceptible to Liquefaction, and within a Fault Zone. Eagle Rock Boulevard is a Scenic Divided Major Highway Class II, dedicated to a 160-foot width at the project's street frontage and improved with curb, gutter, sidewalk, street trees, utility poles, and a landscaped median in the center of the street.		
<b>PROJECT LOCATION:</b> 4121-4123 N. Eagle Rock Boulevard		

<b>COMMUNITY PLAN AREA:</b> NORTHEAST LOS ANGELES <b>STATUS:</b> <input checked="" type="checkbox"/> Does Conform to Plan <input type="checkbox"/> Does NOT Conform to Plan	<b>AREA PLANNING COMMISSION:</b> EAST LOS ANGELES	<b>CERTIFIED NEIGHBORHOOD COUNCIL:</b> GLASSELL PARK
<b>EXISTING ZONING:</b> [Q]C2-1VL-CDO	<b>MAX. DENSITY/INTENSITY ALLOWED BY ZONING:</b> 18-units (Q Condition)	<b>LA River Adjacent:</b> NO
<b>GENERAL PLAN LAND USE:</b> GENERAL COMMERCIAL	<b>MAX. DENSITY/INTENSITY ALLOWED BY PLAN DESIGNATION:</b> 49-units	
	<b>PROPOSED PROJECT DENSITY:</b> 46-units	

## Determination (To Be Completed By Lead Agency)

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions on the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Signature

City Planning Associate

Title

(818) 374-9909

Phone

## Evaluation Of Environmental Impacts:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of a mitigation measure has reduced an effect from "Potentially Significant Impact" to "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR, or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a. Earlier Analysis Used. Identify and state where they are available for review.
  - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A sources list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
  - a. The significance criteria or threshold, if any, used to evaluate each question; and
  - b. The mitigation measure identified, if any, to reduce the impact to less than significance.

## Environmental Factors Potentially Affected:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

<input checked="" type="checkbox"/> AESTHETICS <input type="checkbox"/> AGRICULTURE AND FOREST RESOURCES <input checked="" type="checkbox"/> AIR QUALITY <input checked="" type="checkbox"/> BIOLOGICAL RESOURCES <input type="checkbox"/> CULTURAL RESOURCES <input checked="" type="checkbox"/> GEOLOGY AND SOILS	<input checked="" type="checkbox"/> GREEN HOUSE GAS EMISSIONS <input checked="" type="checkbox"/> HAZARDS AND HAZARDOUS MATERIALS <input checked="" type="checkbox"/> HYDROLOGY AND WATER QUALITY <input checked="" type="checkbox"/> LAND USE AND PLANNING <input type="checkbox"/> MINERAL RESOURCES <input checked="" type="checkbox"/> NOISE	<input checked="" type="checkbox"/> POPULATION AND HOUSING <input checked="" type="checkbox"/> PUBLIC SERVICES <input checked="" type="checkbox"/> RECREATION <input checked="" type="checkbox"/> TRANSPORTATION/TRAFFIC <input checked="" type="checkbox"/> UTILITIES AND SERVICE SYSTEMS <input type="checkbox"/> MANDATORY FINDINGS OF SIGNIFICANCE
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## INITIAL STUDY CHECKLIST

(To be completed by the Lead City Agency)

### Background

#### PROPONENT NAME:

Women Organizing Resources Knowledge and Services (WORKS)  
Channa Grace

#### PHONE NUMBER:

(323) 341-7028

#### APPLICANT ADDRESS:

795 N. Avenue 50  
Los Angeles, CA 90042

#### AGENCY REQUIRING CHECKLIST:

Department of City Planning

#### DATE SUBMITTED:

08/11/2011

#### PROPOSAL NAME (If Applicable):

Eagle Vista II Affordable Apartments

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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#### I. AESTHETICS

a. Have a substantial adverse effect on a scenic vista?		✓		
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			✓	
c. Substantially degrade the existing visual character or quality of the site and its surroundings?		✓		
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		✓		

#### II. AGRICULTURE AND FOREST RESOURCES

a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?				✓
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?				✓
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				✓
d. Result in the loss of forest land or conversion of forest land to non-forest use?				✓
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				✓

#### III. AIR QUALITY

a. Conflict with or obstruct implementation of the applicable air quality plan?			✓	
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?		✓		
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			✓	
d. Expose sensitive receptors to substantial pollutant concentrations?			✓	
e. Create objectionable odors affecting a substantial number of people?			✓	

#### IV. BIOLOGICAL RESOURCES

a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				✓
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?				✓
c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				✓
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?				✓
e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?		✓		
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				✓

#### V. CULTURAL RESOURCES

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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a. Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?				✓
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?				✓
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				✓
d. Disturb any human remains, including those interred outside of formal cemeteries?				✓

#### VI. GEOLOGY AND SOILS

a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.		✓		
b. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Strong seismic ground shaking?		✓		
c. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Seismic-related ground failure, including liquefaction?		✓		
d. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Landslides?		✓		
e. Result in substantial soil erosion or the loss of topsoil?			✓	
f. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?		✓		
g. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			✓	
h. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?				✓

#### VII. GREEN HOUSE GAS EMISSIONS

a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?		✓		
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?		✓		

#### VIII. HAZARDS AND HAZARDOUS MATERIALS

a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				✓
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?		✓		
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				✓
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				✓
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				✓
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				✓
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			✓	

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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h.	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				✓
<b>IX. HYDROLOGY AND WATER QUALITY</b>					
a.	Violate any water quality standards or waste discharge requirements?		✓		
b.	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				✓
c.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?				✓
d.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?		✓		
e.	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?		✓		
f.	Otherwise substantially degrade water quality?			✓	
g.	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				✓
h.	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				✓
i.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			✓	
j.	Inundation by seiche, tsunami, or mudflow?				✓
<b>X. LAND USE AND PLANNING</b>					
a.	Physically divide an established community?				✓
b.	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?		✓		
c.	Conflict with any applicable habitat conservation plan or natural community conservation plan?				✓
<b>XI. MINERAL RESOURCES</b>					
a.	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				✓
b.	Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				✓
<b>XII. NOISE</b>					
a.	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		✓		
b.	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			✓	
c.	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			✓	
d.	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?		✓		

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No Impact
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e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				✓
f.	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				✓
<b>XIII. POPULATION AND HOUSING</b>					
a.	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				✓
b.	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?		✓		
c.	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?		✓		
<b>XIV. PUBLIC SERVICES</b>					
a.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Fire protection?		✓		
b.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Police protection?		✓		
c.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Schools?		✓		
d.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Parks?		✓		
e.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Other public facilities?		✓		
<b>XV. RECREATION</b>					
a.	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?		✓		
b.	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				✓
<b>XVI. TRANSPORTATION/TRAFFIC</b>					
a.	Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			✓	

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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b.	Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?				✓
c.	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				✓
d.	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			✓	
e.	Result in inadequate emergency access?		✓		
f.	Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities supporting alternative transportation (e.g., bus turnouts, bicycle racks)?			✓	

#### XVII. UTILITIES AND SERVICE SYSTEMS

a.	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			✓	
b.	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			✓	
c.	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			✓	
d.	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?		✓		
e.	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			✓	
f.	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?		✓		
g.	Comply with federal, state, and local statutes and regulations related to solid waste?		✓		

#### XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

a.	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			✓	
b.	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			✓	
c.	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			✓	

Note: Authority cited: Sections 21083, 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080, 21083.05, 21095, Pub. Resources Code; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

## DISCUSSION OF THE ENVIRONMENTAL EVALUATION (Attach additional sheets if necessary)

The Environmental Impact Assessment includes the use of official City of Los Angeles and other government source reference materials related to various environmental impact categories (e.g., Hydrology, Air Quality, Biology, Cultural Resources, etc.). The State of California, Department of Conservation, Division of Mines and Geology - Seismic Hazard Maps and reports, are used to identify potential future significant seismic events; including probable magnitudes, liquefaction, and landslide hazards. Based on applicant information provided in the Master Land Use Application and Environmental Assessment Form, impact evaluations were based on stated facts contained therein, including but not limited to, reference materials indicated above, field investigation of the project site, and any other reliable reference materials known at the time.

Project specific impacts were evaluated based on all relevant facts indicated in the Environmental Assessment Form and expressed through the applicant's project description and supportive materials. Both the Initial Study Checklist and Checklist Explanations, in conjunction with the City of Los Angeles's Adopted Thresholds Guide and CEQA Guidelines, were used to reach reasonable conclusions on environmental impacts as mandated under the California Environmental Quality Act (CEQA).

The project as identified in the project description may cause potentially significant impacts on the environment without mitigation. Therefore, this environmental analysis concludes that a Mitigated Negative Declaration shall be issued to avoid and mitigate all potential adverse impacts on the environment by the imposition of mitigation measures and/or conditions contained and expressed in this document; the environmental case file known as ENV-2011-2044-MND and the associated case(s), CPC-2011-2043-CU-DB, DIR-2011-2045-CDO. Finally, based on the fact that these impacts can be feasibly mitigated to less than significant, and based on the findings and thresholds for Mandatory Findings of Significance as described in the California Environmental Quality Act, section 15065, the overall project impact(s) on the environment (after mitigation) will not:

- Substantially degrade environmental quality.
- Substantially reduce fish or wildlife habitat.
- Cause a fish or wildlife habitat to drop below self sustaining levels.
- Threaten to eliminate a plant or animal community.
- Reduce number, or restrict range of a rare, threatened, or endangered species.
- Eliminate important examples of major periods of California history or prehistory.
- Achieve short-term goals to the disadvantage of long-term goals.
- Result in environmental effects that are individually limited but cumulatively considerable.
- Result in environmental effects that will cause substantial adverse effects on human beings.

### ADDITIONAL INFORMATION:

All supporting documents and references are contained in the Environmental Case File referenced above and may be viewed in the EIR Unit, Room 763, City Hall.

For City information, addresses and phone numbers: visit the City's website at <http://www.lacity.org> ; City Planning - and Zoning Information Mapping Automated System (ZIMAS) [cityplanning.lacity.org/](http://cityplanning.lacity.org/) or EIR Unit, City Hall, 200 N Spring Street, Room 763. Seismic Hazard Maps - <http://gmw.consrv.ca.gov/shmp/> Engineering/Infrastructure/Topographic Maps/Parcel Information - <http://boemaps.eng.ci.la.ca.us/index01.htm> or City's main website under the heading "Navigate LA".

PREPARED BY:	TITLE:	TELEPHONE NO.:	DATE:
SARAH HOUNSELL	City Planning Associate	(818) 374-9909	09/15/2011

Impact?	Explanation	Mitigation Measures
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## APPENDIX A: ENVIRONMENTAL IMPACTS EXPLANATION TABLE

### I. AESTHETICS

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	No scenic vista has been officially designated for the area. However, the site is located within the Cypress Park & Glassell Park Community Design Overlay and is proposing to increase density on-site. Landscaping will be required which will lessen visual impacts that could be caused due to building size and lot coverage.	I-10
b.	LESS THAN SIGNIFICANT IMPACT	The project is not located along a City-Designated Scenic Highway and will not substantially damage any scenic resources.	
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	As a result of increased building height and amount of development, views of the project site from the adjacent uses would change in character. However, the project is not expected to substantially degrade the existing visual character or quality of the site and its surroundings, as long as sufficient landscaping is provided and signage is erected to Code Standards.	I-20, I-100
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project will likely result in an increase in light and glare. Mitigation of these possible impacts will reduce them to less than significant levels.	I-120, I-130

### II. AGRICULTURE AND FOREST RESOURCES

a.	NO IMPACT	The site and the area are not zoned for agriculture use and do not contain farmland of any type. No impact will result.	
b.	NO IMPACT	The site has not been used for agricultural purposes and will not conflict with the Williamson Act. No impact will result.	
c.	NO IMPACT	Neither the site nor its surrounding is located within forest land, timberland, or timberland zone production. No impact will result.	
d.	NO IMPACT	Neither the site nor its surrounding is located within forest land. No impact will result.	
e.	NO IMPACT	No farmland impact would result with this development being that it is located in a suburban area and is presently developed. No impact will result.	

### III. AIR QUALITY

Impact?	Explanation	Mitigation Measures
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a.	LESS THAN SIGNIFICANT IMPACT	The project shall be consistent with the goals of the SCAQMND & AQMP for reducing the emissions associated with new development and therefore would be consistent and would result in a less than significant impact.	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	During construction there may be an increase to the existing basin-wide air quality violations, but this will only be a temporary impact. With mitigation measures, the project's air quality impact should be less than significant.	III-10, III-50
c.	LESS THAN SIGNIFICANT IMPACT	Construction related and operational daily emissions associated with the project should not exceed SCAQMD's recommended thresholds. Therefore, the project would not be cumulatively considerable and this impact would be less than significant.	
d.	LESS THAN SIGNIFICANT IMPACT	The housing project would not expose sensitive receptors to pollutants. However, during construction there may be an increase in dust, but this is a temporary impact.	
e.	LESS THAN SIGNIFICANT IMPACT	During construction, activities associated with the application of architectural coatings and other interior and exterior finishes may produce discernible odors. These odors would be a temporary nuisance to adjacent properties, but because they are temporary and intermittent in nature, would not be considered a significant environmental impact.	

#### IV. BIOLOGICAL RESOURCES

a.	NO IMPACT	This is an Infill project, so no species of concern are likely to live on-site. No impact will result.	
b.	NO IMPACT	This site does not contain riparian habitat or sensitive natural communities. No impact will result.	
c.	NO IMPACT	No wetlands are found on-site. No impact will result.	
d.	NO IMPACT	The site is not located within a wildlife corridor, nor is it used as a nursery. No impact will result.	
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	There are trees on-site which will be removed during demolition. All trees will need to be replaced as specified.	IV-70
f.	NO IMPACT	The project will not conflict with any habitat conservation plan. No impact will result.	

#### V. CULTURAL RESOURCES

Impact?	Explanation	Mitigation Measures
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a.	NO IMPACT	There are no historical resources on-site or within the vicinity. No impact will result.	
b.	NO IMPACT	This is not an area known to have archeological resources. Likewise the area is substantially developed and has had past grading soil disturbance activities.	
c.	NO IMPACT	The project is not located in an area known paleontological resources. No impact will result.	
d.	NO IMPACT	No human remains are anticipated to be located on-site. No impact will result.	

#### VI. GEOLOGY AND SOILS

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The site is not located in an Alquist Priolo Special Study Zone, but is within a Fault Rupture Study Area. The soils information shall be used to determine appropriate type of construction.	VI-10
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The property is subject to strong seismic shaking during earthquakes. However, this impact will be reduced to a less than significant level by the following the International Building Code standards during construction.	VI-10
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The property is located within an area susceptible to liquefaction. The department of Building & Safety Grading Division will require a soils report & require the applicant to comply with mitigation measures to reduce the impact to a less than significant level.	VI-20, VI-30, VI-60, VI-70
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The site is located in an area known for clusters of small shallow surface landslides. Construction-related activity, rainstorms or earthquakes may trigger landslide activities; however, proper construction should minimize the risk to a less than significant level.	VI-60
e.	LESS THAN SIGNIFICANT IMPACT	Grading will result in the loss of topsoil; however the project will involve minimal grading activities of approximately 5,000 cubic yards.	
f.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Compliance with Building and Safety's Grading Division will ensure a less than significant impact as it is within an area of liquefaction.	VI-70

Impact?	Explanation	Mitigation Measures
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g.	LESS THAN SIGNIFICANT IMPACT	With respect to expansive soil, construction of the project would be required to comply with the City of Los Angeles International Building Code (as of 01/01/2008), which included building foundation requirements appropriate to site-specific conditions, as it is within an area of liquefaction. Furthermore, potential risks related to expansive soil will be reduced to less than significant levels through review by the Grading Division.	
h.	NO IMPACT	No septic tanks are proposed for this project. No impact would result.	

#### VII. GREEN HOUSE GAS EMISSIONS

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project is not anticipated to significantly increase the emission of green house gases (GHG) during any construction or operation phases of the project. However, mitigation measures have been incorporated to reduce the pollution impacts to a less than significant level. In addition to these measures, other measures have been incorporated throughout the document to enhance building efficiencies, improve waste recycling, and improve water conservation among others. The State of California has required that GHG emissions must be reduced to 1990 levels by 2020.	VII-10
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Presently the City of Los Angeles is developing methodologies and inventories for quantifying GHG emissions and evaluating various strategies and mitigation measures to determine the most effective course of action to meet the State goals as set forth under AB32. As a note, the California Building Code was recently updated to specifically address green house gas emissions and if followed will reduce potential impacts to less than significant levels.	VII-10

#### VIII. HAZARDS AND HAZARDOUS MATERIALS

a.	NO IMPACT	No hazardous materials are proposed to be routinely transported or used for this mixed use project.	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Due to the age of the existing structures on site, asbestos containing material (ACM) could be present. Removal of any ACM must be completed prior to the issuance of demolition permit to mitigate the impact to a less than significant level.	VIII-10

Impact?	Explanation	Mitigation Measures
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c.	NO IMPACT	The site is approximately one-quarter mile from a school; however, no hazardous emissions are proposed to be release with the building of this project.	
d.	NO IMPACT	The site is not located on a hazardous-materials list nor is there a potential that the site was used for disposal or use of hazardous materials. No impact would result.	
e.	NO IMPACT	The area is not within an airport land use plan or within two miles of a public airport.	
f.	NO IMPACT	The site is not located within the vicinity of a private airstrip.	
g.	LESS THAN SIGNIFICANT IMPACT	Eagle Rock Boulevard is a selected disaster route which is the primary thoroughfare for movement of emergency response traffic and access to critical facilities. Construction vehicles shall not be left unattended along this route.	
h.	NO IMPACT	The project site is not located in an area of wildland or high fire hazard terrain or vegetation.	

#### IX. HYDROLOGY AND WATER QUALITY

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Construction activities associated with the project will be required to meet the National Pollution Discharge Elimination System (NPDES) requirements for storm water quality. The contractor will also be required to implement BMPs to control erosion & to protect the quality of surface water runoff during the construction period. With appropriate design & compliance with the applicable federal, state & local regulations, Code requirements & permit provisions, impacts will be reduced to less than significant levels.	IX-40
b.	NO IMPACT	The project would not involve any wells used to extract groundwater, nor would it involve excavations that are deep enough to require dewatering of the project site. No impact would occur.	
c.	NO IMPACT	The site is within an urbanized area and no natural watercourses on located on-site nor in the vicinity. Stormwater runoff from the site and surrounding area is removed by way of street flows and storm drains. Therefore, the project will not alter the existing drainage pattern.	

Impact?	Explanation	Mitigation Measures
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d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	No streams or rivers are contained on-site and as such the development will not alter the existing drainage patterns. However a significant impact may occur if the project would result in increased runoff volumes during construction that could result in flooding conditions affecting the project site or nearby properties.	IX-20
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project is not anticipated to exceed the capacity of the existing stormwater drainage system. However, Stormwater will be controlled using best management practices to ensure pollution control measures. With implementation the mitigation measures will reduce stormwater runoff impacts to a less than significant.	IX-40
f.	LESS THAN SIGNIFICANT IMPACT	This new residential project and existing commercial on-site is not expected to degrade water quality by contamination or any other means.	
g.	NO IMPACT	The site is not located within a 100-year or 500-year flood hazard area. No impact would occur.	
h.	NO IMPACT	The project will not impede or redirect flood flows being that the site is not located within a 100-year flood hazards area.	
i.	LESS THAN SIGNIFICANT IMPACT	The property is located in a potential inundation area; however, policies for protection of the Community are set forth in the Safety Element of the General Plan.	
j.	NO IMPACT	The site is not located within an inundation area of seiches, tsunamis nor mudflows. Therefore, no impact would occur with respect to risk of loss, injury or death by seiche, tsunami or mudflow.	
<b>X. LAND USE AND PLANNING</b>			
a.	NO IMPACT	The project would not involve the permanent closure of any streets or sidewalks, and no separation of uses or disruption of access between land use types will occur. Therefore, the mixed-use project will not physically divide the established community and no impact would occur.	

Impact?	Explanation	Mitigation Measures
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b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The proposed project does conform to the requirements of the LAMC under Density Bonus (Ordinance No. 179,681) and shall be conditioned by the City Planning Commission. The project shall comply with the applicable standards of the Cypress Park & Glassell Park Community Design Overlay through a Director's Determination.	X-40 The applicant shall conform to all applicable provisions and shall meet the necessary finding to ensure impacts are less than significant.
c.	NO IMPACT	The site is located within an urban area and is not part of any habitat or natural community conservation plan. Therefore, no impact would occur.	

#### XI. MINERAL RESOURCES

a.	NO IMPACT	The site is not located in a known area of mineral resources.	
b.	NO IMPACT	The site is not designated as a locally important mineral resource recovery area.	

#### XII. NOISE

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Implementation of the project would result in an increase in ambient noise levels during both construction and operation. Construction of the project would require the use of heavy equipment for site demolition, grading and excavation, the installation of utilities, paving and building fabrication. On site operational noise would be generated by heating, ventilation & air conditioning (HVAC) equipment. Therefore mitigation is required to reduce the project to less than significant noise levels.	XII-10, XII-20
b.	LESS THAN SIGNIFICANT IMPACT	Construction activities that would occur on site have the potential to generate low levels of groundborne vibration and will be temporary.	
c.	LESS THAN SIGNIFICANT IMPACT	Due to the increase of density on site, noise levels are anticipated to rise. However, this is an infill project and is anticipated to result in a less than significant increase in the ambient noise levels.	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	During project construction, the applicant will be required to comply with the City's Noise Ordinance and with the City's policies governing construction activities. Also, sound proofing due to the proximity of the freeway will buffer noise for future tenants.	XII-20, XII-180

Impact?	Explanation	Mitigation Measures
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e.	NO IMPACT	The site is not located within an airport land use area and no impacts are anticipated.	
f.	NO IMPACT	The proposed project is not located within the vicinity of a private air strip and no impacts are anticipated.	

### XIII. POPULATION AND HOUSING

a.	NO IMPACT	The project will result in the construction of 46 affordable apartment units, which would likely be filled by the existing population.	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project has proposed to develop 46 new residential apartment units, which is 40 more than the apartment complex located on-site. No net housing will be lost, however, displaced may result. Therefore, tenant relocation shall be provided as mandated by law, for those tenants being displaced by the proposed project.	XIII-20, XIII-30
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The proposed project would not involve or cause the construction of replacement housing elsewhere. Pursuant to Public Resources Code Section 21082.2 (c) (CEQA Guidelines Section 15064 (e)), no substantial evidence exists establishing a nexus between the project and the direct or indirect need to construct new housing elsewhere in the City of Los Angeles. The project would provide a net increase in the City's housing stock. Furthermore, tenant relocation is being provided as mandated by law, for those tenants being displaced by the proposed project.	XIII-20, XIII-30

### XIV. PUBLIC SERVICES

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project is located in an area of adequate fire response times; however, the Fire department shall review the tract to ensure a less than significant impact.	XIV-10
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Police service and response times should be adequate, being that the project is located in a developed area. However, the project shall be designed to deter from crime.	XIV-20
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project will increase the demand on area schools; however, the impact will be reduced to a less than significant level by the payment of school fees to LAUSD.	XIV-60

Impact?	Explanation	Mitigation Measures
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d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project may result in an increase in the use of Parks; however, this impact will be reduced to a less than significant level by the payment of Quimby fees.	XV-10
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The Bureau of Engineering may require a dedication along Eagle Rock Boulevard in conformance with Major Highway Class II Street Standards and the road mitigation shall be added to ensure less than significant impacts.	XIV-80 Staff recommended any required dedication for future improvements if the street is ever widened; however, improvements should keep in alignment with the current curb and sidewalk.

#### XV. RECREATION

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The increased use of parks by this residential project will be mitigated by the payment of Quimby fees.	XV-10
b.	NO IMPACT	The project will not require construction or expansion of recreational facilities.	

#### XVI. TRANSPORTATION/TRAFFIC

a.	LESS THAN SIGNIFICANT IMPACT	The project has proposed 46-unit affordable apartment building which is permitted within the land use designation, so there should be a less than significant impact on traffic levels. However, the project exceeds the existing Q Condition imposed on the zone by 28-units.	
b.	NO IMPACT	The project is not expected to exceed the standard level of service of the area, in that the density is in conformance with the Community Plan and the street shall be dedicated in accord with the Generalized Circulation Plan for Major Highway Class II or to the satisfaction of the City Engineer.	
c.	NO IMPACT	No change in air traffic patterns will result from this project.	
d.	LESS THAN SIGNIFICANT IMPACT	The driveway shall provides entry and exit access into the semi-subterranean parking area in accordance with BOE standards.	
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Review of the proposed project's emergency access and parking plan will ensure impacts are mitigated to a less than significant level.	XVI-30, XVI-50
f.	LESS THAN SIGNIFICANT IMPACT	Ample public transportation is provided in the project vicinity. Neither the construction nor operation of the project would involve the relocation, replacement or hinder the function of any alternative transportation policies.	

#### XVII. UTILITIES AND SERVICE SYSTEMS

Impact?	Explanation	Mitigation Measures
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a.	LESS THAN SIGNIFICANT IMPACT	The project should not exceed the wastewater treatment requirements of the LA Regional Water Quality Control Board as long a water saving measures are conducted.	
b.	LESS THAN SIGNIFICANT IMPACT	This project will not require the construction of a new water or wastewater treatment facility in that is it currently services by the Hyperion Tributary Facility.	
c.	LESS THAN SIGNIFICANT IMPACT	The project will not likely result in a new stormwater drainage facility. New construction activities are subject to storm water run off controls and BOE standards for public improvement adjacent to the site.	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Water supply issues have been of growing concern for the Department of Water & Power (DWP); therefore to maintain a sustainable water supply for the City all new construction subject to discretionary review shall include water conserving measures.	XVII-10, XVII-20, XVII-40
e.	LESS THAN SIGNIFICANT IMPACT	The increase in wastewater can be accommodated by the wastewater treatment provider in accordance with the DWP. The impact will be less than significant.	
f.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Local landfills have sufficient capacity to serve this project, as long as the project take advantage of the recycling systems provided.	XVII-90
g.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project will be required to provide on-site recycling to reduce the amount of trash going into landfills. This will reduce the solid waste impact to a less than significant level.	XVII-100
<b>XVIII. MANDATORY FINDINGS OF SIGNIFICANCE</b>			
a.	LESS THAN SIGNIFICANT IMPACT	The proposed project is located in a developed and populated urban area. Mitigation measures are included that would ensure the project will not degrade the quality of the environment, reduce or threaten any fish or wildlife species, or eliminate important examples of California historic resources. Implementation of the mitigation measures provide potential adverse environmental impact associated with the project would be reduced to less than significant levels.	

CITY OF LOS ANGELES  
OFFICE OF THE CITY CLERK  
ROOM 395, CITY HALL  
LOS ANGELES, CALIFORNIA 90012  
CALIFORNIA ENVIRONMENTAL QUALITY ACT  
**PROPOSED MITIGATED NEGATIVE DECLARATION**

**LEAD CITY AGENCY**  
City of Los Angeles

**COUNCIL DISTRICT**  
CD 13 - MITCH O'FARRELL

**PROJECT TITLE**  
ENV-2013-1272-MND

**CASE NO.**  
DIR-2013-1271-DB-SPP-SPPA

**PROJECT LOCATION**  
3314, 3316, 3322, 3330 W BEVERLY BLVD

**PROJECT DESCRIPTION**

Construction of a four- and five-story building that is a maximum height of 54 feet with an elevator roof projection at a maximum height of 61 feet, which includes 40 dwellings units (39 units are restricted to Low Income Level and one unrestricted manager's unit), an approximately 3,607-square-foot child care facility (with ancillary office) for up to 60 children, and an approximately 368-square-foot office use that is designated for the on-site manager and ancillary social services. A total of 29 off-street parking spaces are required and 30 spaces are provided, of which 21 spaces are for residential and 8 spaces are for child care and office. A total of 24 off-street bicycle parking spaces are required and 24 spaces will be provided. Off-street parking spaces are located in the rear at-grade. Vehicular access to the parking area would be provided on Beverly Boulevard along the northeast property line. The Project includes approximately 3,835 square feet of open space, which include a 870-square-foot podium deck open space area, 865-square-foot recreation room and a 2,100-square-foot roof deck.

The Applicant requests the following discretionary approvals:

- 1) a Project Permit Compliance Review for compliance with the Vermont/Western Transit Oriented District Specific Plan Station Neighborhood Area Plan (SNAP);
- 2) a Project Permit Adjustment from Subarea B, Development Standard No. 6 that allows a redistribution of the required upper-floor setback along the Beverly Boulevard street frontage;
- 3) Pursuant to 12.22 A.25, the Applicant proposes to set aside 98% of the total units at Low Income level, and requests a Density Bonus of 35% and Parking Option 2 for restricted affordable units only and the following "On-Menu" Incentives:
  - a) a nine-foot increase in the allowable height up 54 feet (exclusive of elevator shafts);
  - b) a 35% increase in the allowable Floor Area Ratio to 2.025:1;
  - c) a 20% reduction in the required open space to 3,460 square feet; and
  - d) the averaging of FAR, density, parking and/or open space and permitting vehicular access.

**NAME AND ADDRESS OF APPLICANT IF OTHER THAN CITY AGENCY**

A Community of Friends (Dora Leong Gallo, CEO)  
3701 Wilshire Boulevard, Suite 700  
Los Angeles, CA 90010

**FINDING:**

The City Planning Department of the City of Los Angeles has Proposed that a mitigated negative declaration be adopted for this project because the mitigation measure(s) outlined on the attached page(s) will reduce any potential significant adverse effects to a level of insignificance

(CONTINUED ON PAGE 2)

**SEE ATTACHED SHEET(S) FOR ANY MITIGATION MEASURES IMPOSED.**

Any written comments received during the public review period are attached together with the response of the Lead City Agency. The project decision-maker may adopt the mitigated negative declaration, amend it, or require preparation of an EIR. Any changes made should be supported by substantial evidence in the record and appropriate findings made.

**THE INITIAL STUDY PREPARED FOR THIS PROJECT IS ATTACHED.**

**NAME OF PERSON PREPARING THIS FORM**


**TITLE**

**TELEPHONE NUMBER**

MONIQUE ACOSTA

Planning Assistant

(213) 978-1173

<b>ADDRESS</b>  200 N. SPRING STREET, 7th FLOOR LOS ANGELES, CA. 90012	<b>SIGNATURE (Official)</b>  	<b>DATE</b>  NOVEMBER 27, 2013
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**I-10. Aesthetics (Landscape Plan)**

- Environmental impacts to the character and aesthetics of the neighborhood may result from project implementation. However, the potential impacts will be mitigated to a less than significant level by the following measure:
- All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan and an automatic irrigation plan, prepared by a Landscape Practitioner (Sec. 12.40-D) and to the satisfaction of the decision maker.

**I-90. Aesthetics (Vandalism)**

- Environmental impacts may result from project implementation due to graffiti and accumulation of rubbish and debris along the wall(s) adjacent to public rights-of-way. However, this potential impact will be mitigated to a less than significant level by the following measures:
- Every building, structure, or portion thereof, shall be maintained in a safe and sanitary condition and good repair, and free from, debris, rubbish, garbage, trash, overgrown vegetation or other similar material, pursuant to Municipal Code Section 91.8104.
- The exterior of all buildings and fences shall be free from graffiti when such graffiti is visible from a street or alley, pursuant to Municipal Code Section 91.8104.15.

**I-110. Aesthetics (Signage on Construction Barriers)**

- Environmental impacts may result from project implementation due to on-site signage in excess of that allowed under the Los Angeles Municipal Code Section 91.6205. However, the potential impact will be mitigated to a less than significant level by the following measures:
- The applicant shall affix or paint a plainly visible sign, on publically accessible portions of the construction barriers, with the following language: "POST NO BILLS".
- Such language shall appear at intervals of no less than 25 feet along the length of the publically accessible portions of the barrier.
- The applicant shall be responsible for maintaining the visibility of the required signage and for maintaining the construction barrier free and clear of any unauthorized signs within 48 hours of occurrence.

**I-120. Aesthetics (Light)**

- Environmental impacts to the adjacent residential properties may result due to excessive illumination on the project site. However, the potential impacts will be mitigated to a less than significant level by the following measure:
- Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties or the public right-of-way.

**I-130. Aesthetics (Glare)**

- Environmental impacts to adjacent residential properties may result from glare from the proposed project. However, the potential impacts will be mitigated to a less than significant level by the following measure:
- The exterior of the proposed structure shall be constructed of materials such as, but not limited to, high-performance and/or non-reflective tinted glass (no mirror-like tints or films) and pre-cast concrete or fabricated wall surfaces to minimize glare and reflected heat.

**III-10. Air Pollution (Demolition, Grading, and Construction Activities)**

- 
- All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.
- The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.
- All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.
- All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.
- All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.
- General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.
- Trucks having no current hauling activity shall not idle but be turned off.

**VI-10. Seismic**

- Environmental impacts to the safety of future occupants may result due to the project's location in an area of potential seismic activity. However, this potential impact will be mitigated to a less than significant level by the following measure:
- The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.

**VI-20. Erosion/Grading/Short-Term Construction Impacts**

- Short-term erosion impacts may result from the construction of the proposed project. However, these impacts can be mitigated to a less than significant level by the following measures:
- The applicant shall provide a staked signage at the site with a minimum of 3-inch lettering containing contact information for the Senior Street Use Inspector (Department of Public Works), the Senior Grading Inspector (LADBS) and the hauling or general contractor.
- Chapter 19, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. All grading activities require grading permits from the Department of Building and Safety. Additional provisions are required for grading activities within Hillside areas. The application of BMPs includes but is not limited to the following mitigation measures:
  - a. Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), diversion dikes shall be constructed to channel runoff around the site. Channels shall be lined with grass or roughened pavement to reduce runoff velocity.
  - b. Stockpiles, excavated, and exposed soil shall be covered with secured tarps, plastic sheeting, erosion control fabrics, or treated with a bio-degradable soil stabilizer.

**VII-10. Green House Gas Emissions**

- The project will result in impacts resulting in increased green house gas emissions. However, the impact can be reduced to a less than significant level through compliance with the following measure(s):
- Install a demand (tankless or instantaneous) water heater system sufficient to serve the anticipated needs of the dwelling(s).
- Only low- and non-VOC-containing paints, sealants, adhesives, and solvents shall be utilized in the construction of the project.

**VIII-20. Explosion/Release (Methane Gas)**

- Environmental impacts may result from project implementation due to its location in an area of potential methane gas zone. However, this potential impact will be mitigated to a less than significant level by the following measures:
- All commercial, industrial, and institutional buildings shall be provided with an approved Methane Control System, which shall include these minimum requirements; a vent system and gas-detection system which shall be installed in the basements or the lowest floor level on grade, and within underfloor space of buildings with raised foundations. The gas-detection system shall be designed to automatically activate the vent system when an action level equal to 25% of the Lower Explosive Limit (LEL) methane concentration is detected within those areas.
- All multiple residential buildings shall have adequate ventilation as defined in Section 91.7102 of the Municipal Code of a gas-detection system installed in the basement or on the lowest floor level on grade, and within the underfloor space in buildings with raised foundations.

**VIII-50. Human Health Hazard (Vector Control)**

- 
- The property shall be maintained in a neat, attractive, and safe condition at all times.
- On-site activities shall be conducted so as not to create noise, dust, odor, or other nuisances to surrounding properties.
- Trash and garbage bins shall be maintained with a lid in working condition; such lid shall be kept closed at all times.
- Trash and garbage collection bins shall be maintained in good condition and repair such that there are no holes or points of entry through which a rodent could enter.
- Trash and garbage collection containers shall be emptied a minimum of once per week.
- Trash and garbage bin collection areas shall be maintained free from trash, litter, garbage, and debris.

**IX-20. Stormwater Pollution (Demolition, Grading, and Construction Activities)**

- 
- Sediment carries with it other work-site pollutants such as pesticides, cleaning solvents, cement wash, asphalt, and car fluids that are toxic to sea life.

- Leaks, drips and spills shall be cleaned up immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.
- All vehicle/equipment maintenance, repair, and washing shall be conducted away from storm drains. All major repairs shall be conducted off-site. Drip pans or drop clothes shall be used to catch drips and spills.
- Pavement shall not be hosed down at material spills. Dry cleanup methods shall be used whenever possible.
- Dumpsters shall be covered and maintained. Uncovered dumpsters shall be placed under a roof or be covered with tarps or plastic sheeting.

**XII-20. Increased Noise Levels (Demolition, Grading, and Construction Activities)**

- 
- The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.
- Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.
- Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.
- The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.

**XIV-10. Public Services (Fire)**

- Environmental impacts may result from project implementation due to the location of the project in an area having marginal fire protection facilities. However, this potential impact will be mitigated to a less than significant level by the following measure:
- The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit. The plot plan shall include the following minimum design features: fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.

**XIV-20. Public Services (Police – Demolition/Construction Sites)**

- 
- Fences shall be constructed around the site to minimize trespassing, vandalism, short-cut attractions and attractive nuisances.

**XIV-30. Public Services (Police)**

- Environmental impacts may result from project implementation due to the location of the project in an area having marginal police services. However, this potential impact will be mitigated to a less than significant level by the following measure:
- The plans shall incorporate the design guidelines relative to security, semi-public and private spaces, which may include but not be limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed. Please refer to "Design Out Crime Guidelines: Crime Prevention Through Environmental Design", published by the Los Angeles Police Department. Contact the Community Relations Division, located at 100 W. 1st Street, #250, Los Angeles, CA 90012; (213) 486-6000. These measures shall be approved by the Police Department prior to the issuance of building permits.

**XIV-60. Public Services (Schools)**

- Environmental impacts may result from project implementation due to the location of the project in an area with insufficient school capacity. However, the potential impact will be mitigated to a less than significant level by the following measure:
- The applicant shall pay school fees to the Los Angeles Unified School District to offset the impact of additional student enrollment at schools serving the project area.

**XIV-70. Public Services (Street Improvements Not Required By DOT)**

- Environmental impacts may result from project implementation due to the deterioration of street quality from increased traffic generation. However, the potential impact will be mitigated to a less than significant level by the following measure:

- The project shall comply with the Bureau of Engineering's requirements for street dedications and improvements that will reduce traffic impacts in direct portion to those caused by the proposed project's implementation.

**XV-10. Recreation (Increased Demand For Parks Or Recreational Facilities)**

- Environmental impacts may result from project implementation due to insufficient parks and/or recreational facilities. However, the potential impact will be mitigated to a less than significant level by the following measure:
- (Apartments) Pursuant to Section 21.10 of the Los Angeles Municipal Code, the applicant shall pay the Dwelling Unit Construction Tax for construction of apartment buildings.
- (Vermont/Western Specific Plan): Pursuant to Section 6.F. of the Vermont/Western Specific Plan (Ordinance 173749), the Applicant for any residential Project shall pay a fee to the Parks First Trust Fund of \$4,300 per dwelling unit. Low and Very Low Income residential units are exempt from the Parks First Trust Fund Fee.

**XVI-10. Increased Vehicle Trips/Congestion**

- An adverse impact may result from the project's traffic generation. An investigation and analysis conducted by the Department of Transportation has identified significant project-related traffic impacts which can be mitigated to less than significant level by the following measure:
- • Development Review Fees: Per Section 19.15 to the Los Angeles Municipal Code and Ordinance No. 180542, requires that specific fees for traffic study review, condition clearance, and permit issuance shall be paid to the Department of Transportation for permit issuance activities.
- Implementing measures detailed in said Department's communication to the Planning Department dated September 9, 2013 and attached shall be complied with. Such report and mitigation measures are incorporated herein by reference.
- • Driveway Access: The review and approval of the site plan for driveway dimensions and location of access from Beverly Boulevard, shall be coordinated with DOT's Citywide Planning Coordination Section (201 N. Figueroa Street, 4th Floor, Station 3, @ 213-482-7024) to avoid delays in the building permit approval process. The applicant shall contact DOT prior to the commencement of building or parking layout design efforts for driveway width and internal circulation requirements so that such traffic flow considerations are designed and incorporated early into the building and parking layout plans. All driveways shall be Case 2 driveways and 30 feet and 16 feet wide for two-way and one-way operations, respectively. All delivery truck loading and unloading shall take place on-site with no vehicles having to back unit the project via one of the proposed project driveways.
- • Construction Impacts: DOT recommends that a construction work site traffic control plan shall be submitted to DOT for review and approval prior to the start of any construction work. The plan shall show the location of any roadway or sidewalk closures, traffic detours, haul routes, hours of operation, protective devices, warning signs and access to abutting properties. All construction related traffic shall be restricted to off-peak hours.
- • Highway Dedication and Street Widening: Beverly Boulevard is classified as a Major Highway Class II which requires a 40-foot half width roadway within a 52-foot half width right-of-way. Commonwealth Avenue is classified as a Collector Street which requires a 22-foot half-width roadway within a 32-foot half-width right-of-way. The applicant shall coordinate with the Bureau of Engineering Land Development Group to determine the specific highway dedication, street widening and/or sidewalk requirements for this project.
- • Parking Analysis: The applicant shall verify with the Department of Building and Safety the number of Code-required parking spaces needed for the project.

**XVI-50. Inadequate Emergency Access**

- Environmental impacts may result from project implementation due to inadequate emergency access. However, these impacts can be mitigated to a less than significant level by the following measure:
- The applicant shall submit a parking and driveway plan to the Bureau of Engineering and the Department of Transportation for approval that provides code-required emergency access.

**XVII-10. Utilities (Local Water Supplies - Landscaping)**

- Environmental impacts may result from project implementation due to the cumulative increase in demand on the City's water supplies. However, this potential impact will be mitigated to a less than significant level by the following measures:
- The project shall comply with Ordinance No. 170,978 (Water Management Ordinance), which imposes numerous water conservation measures in landscape, installation, and maintenance (e.g. use drip irrigation and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and overspray, set automatic sprinkler systems to irrigate during the early morning or evening hours to minimize water loss due to evaporation, and water less in the cooler months and during the rainy season).
- In addition to the requirements of the Landscape Ordinance, the landscape plan shall incorporate the following:

- Weather-based irrigation controller with rain shutoff
- Matched precipitation (flow) rates for sprinkler heads
- Drip/microspray/subsurface irrigation where appropriate
- Minimum irrigation system distribution uniformity of 75 percent
- Proper hydro-zoning, turf minimization and use of native/drought tolerant plant materials
- Use of landscape contouring to minimize precipitation runoff
- A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for existing and expanded irrigated landscape areas totaling 5,000 sf. and greater.

**XVII-20. Utilities (Local Water Supplies - All New Construction)**

- Environmental impacts may result from project implementation due to the cumulative increase in demand on the City's water supplies. However, this potential impact will be mitigated to a less than significant level by the following measures:
- If conditions dictate, the Department of Water and Power may postpone new water connections for this project until water supply capacity is adequate.
- Install high-efficiency toilets (maximum 1.28 gpf), including dual-flush water closets, and high-efficiency urinals (maximum 0.5 gpf), including no-flush or waterless urinals, in all restrooms as appropriate.
- Install restroom faucets with a maximum flow rate of 1.5 gallons per minute.
- A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for all landscape irrigation uses.
- Single-pass cooling equipment shall be strictly prohibited from use. Prohibition of such equipment shall be indicated on the building plans and incorporated into tenant lease agreements. (Single-pass cooling refers to the use of potable water to extract heat from process equipment, e.g. vacuum pump, ice machines, by passing the water through equipment and discharging the heated water to the sanitary wastewater system.)

**XVII-40. Utilities (Local Water Supplies - New Residential)**

- Environmental impacts may result from project implementation due to the cumulative increase in demand on the City's water supplies. However, this potential impact will be mitigated to a less than significant level by the following measures:
- Install no more than one showerhead per shower stall, having a flow rate no greater than 2.0 gallons per minute.
- Install and utilize only high-efficiency clothes washers (water factor of 6.0 or less) in the project, if proposed to be provided in either individual units and/or in a common laundry room(s). If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.
- Install and utilize only high-efficiency Energy Star-rated dishwashers in the project, if proposed to be provided. If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.

**XVII-90. Utilities (Solid Waste Recycling)**

- Environmental impacts may result from project implementation due to the creation of additional solid waste. However, this potential impact will be mitigated to a less than significant level by the following measure:
- (Operational) Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. These bins shall be emptied and recycled accordingly as a part of the project's regular solid waste disposal program.
- (Construction/Demolition) Prior to the issuance of any demolition or construction permit, the applicant shall provide a copy of the receipt or contract from a waste disposal company providing services to the project, specifying recycled waste service(s), to the satisfaction of the Department of Building and Safety. The demolition and construction contractor(s) shall only contract for waste disposal services with a company that recycles demolition and/or construction-related wastes.
- (Construction/Demolition) To facilitate on-site separation and recycling of demolition- and construction-related wastes, the contractor(s) shall provide temporary waste separation bins on-site during demolition and construction. These bins shall be emptied and the contents recycled accordingly as a part of the project's regular solid waste disposal program.

**XVII-100. Utilities (Solid Waste Disposal)**

-

**MITIGATED NEGATIVE DECLARATION**  
**ENV-2013-1272-MND**

- All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle demolition and construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, bricks, metals, wood, and vegetation. Non recyclable materials/wastes shall be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.

**CITY OF LOS ANGELES**  
OFFICE OF THE CITY CLERK  
ROOM 395, CITY HALL  
LOS ANGELES, CALIFORNIA 90012  
**CALIFORNIA ENVIRONMENTAL QUALITY ACT**  
**INITIAL STUDY**  
**and CHECKLIST**  
(CEQA Guidelines Section 15063)

<b>LEAD CITY AGENCY:</b> City of Los Angeles	<b>COUNCIL DISTRICT:</b> CD 13 - MITCH O'FARRELL	<b>DATE:</b> 10/28/2013
<b>RESPONSIBLE AGENCIES:</b> Department of City Planning		
<b>ENVIRONMENTAL CASE:</b> ENV-2013-1272-MND	<b>RELATED CASES:</b> DIR-2013-1271-DB-SPP-SPPA	
<b>PREVIOUS ACTIONS CASE NO.:</b> APCC-2005-7451-SPE-SPP	<input type="checkbox"/> Does have significant changes from previous actions. <input checked="" type="checkbox"/> Does NOT have significant changes from previous actions.	
<b>PROJECT DESCRIPTION:</b> CONSTRUCTION OF AN APPROXIMATELY 33,416 SF BUILDING WITH 40 DWELLING UNITS (39 AFFORDABLE UNITS AND 1 MANAGER'S UNIT), A 3,607 SF CHILD CARE FACILITY FOR UP TO 60 CHILDREN AND A 368 SF OFFICE SPACE.		
<b>ENV PROJECT DESCRIPTION:</b> Construction of a four- and five-story building that is a maximum height of 61 feet, which includes 40 dwellings units (39 units are restricted to Low Income Level and one unrestricted manager's unit), an approximately 3,607-square-foot child care facility (with ancillary office) for up to 60 children, and an approximately 368-square-foot office use that is designated for the on-site manager and ancillary social services. A total of 29 off-street parking spaces are required and 30 spaces are provided, of which 21 spaces are for residential and 8 spaces are for child care and office. A total of 24 off-street bicycle parking spaces are required and 24 spaces will be provided. Off-street parking spaces are located in the rear at-grade. Vehicular access to the parking area would be provided on Beverly Boulevard along the northeast property line. The Project includes approximately 3,835 square feet of open space, which include a 870-square-foot podium deck open space area, 865-square-foot recreation room and a 2,100-square-foot roof deck.		
The Applicant requests the following discretionary approvals: 1) a Project Permit Compliance Review for compliance with the Vermont/Western Transit Oriented District Specific Plan Station Neighborhood Area Plan (SNAP); 2) a Project Permit Adjustment from Subarea B, Development Standard No. 6 that allows a redistribution of the required upper-floor setback along the Beverly Boulevard street frontage; 3) Pursuant to 12.22 A.25, the Applicant proposes to set aside 98% of the total units at Low Income level, and requests a Density Bonus of 35% and Parking Option 2 for restricted affordable units only and the following "On-Menu" Incentives: a) an 11-foot increase in the allowable height up 56 feet (exclusive of elevator shafts); b) a 35% increase in the allowable Floor Area Ratio to 2.025:1; c) a 20% reduction in the required open space to 3,460 square feet; and d) the averaging of FAR, density, parking and/or open space and permitting vehicular access.		
<b>ENVIRONMENTAL SETTINGS:</b> The Project site is approximately 19,750 square feet (.43 acres), is a corner lot with an irregular shape, and is currently vacant and unimproved. The property is zoned C2-1 with a General Commercial land use designation in the Wilshire Community Plan area. Local and vehicular access to the site is currently provided from Beverly Boulevard. Regional access is provided to the Project site from the Hollywood (US- 101) Freeway, 0.5 mile to the north, and the Santa Monica (I-10) Freeway, 2.5 miles to the south. The project site is located at the southeast corner of Beverly Boulevard and Commonwealth Avenue.		
Beverly Boulevard is a Major Highway Class II dedicated to a width of 82.5 feet at the project frontage. Commonwealth Avenue is a Collector Street dedicated to width of 70 feet at the project frontage.		
The properties located to the north, across Beverly Boulevard, include an unimproved vacant lot, improved one- and two-story commercial structures in the C2-1 Zone. The properties located to the south are improved with two-story multi-family residential structures in the R3-1 Zone. Adjoining properties to the east are improved with a one- and two-story commercial structure in the C2-1 Zone. The properties located to the west, across Commonwealth Avenue, are improved with a two-story commercial structure in the C2-1 Zone and multi-family residential structures that are mostly two-stories (and one three-story) in the R3-1 Zone.		

The Project Site consists of two lots. The portion of the Project Site at 3320 and 3330 Beverly Boulevard is located within the Vermont/Western Transit Oriented District Specific Plan Station Neighborhood Area Plan (SNAP) and designated Subarea B, while the portion of the Project Site at 3314 and 3316 is not located within the SNAP. The Project Site is located in a Methane Zone and Special Grading Area (BOE Basic Grid Map A-13372) (ZIMAS). The nearest fault is the Puente Hills Blind Thrust fault that is located within 1.44 km.

<b>PROJECT LOCATION:</b> 3314, 3316, 3322, 3330 W BEVERLY BLVD		
<b>COMMUNITY PLAN AREA:</b> WILSHIRE <b>STATUS:</b>  <input checked="" type="checkbox"/> Does Conform to Plan <input type="checkbox"/> Does NOT Conform to Plan	<b>AREA PLANNING COMMISSION:</b> CENTRAL	<b>CERTIFIED NEIGHBORHOOD COUNCIL:</b> RAMPART VILLAGE
<b>EXISTING ZONING:</b> C2-1	<b>MAX. DENSITY/INTENSITY ALLOWED BY ZONING:</b> C2-1 Zone: 1.5:1 FAR, SNAP Subarea B: 2:1 FAR	<b>LA River Adjacent:</b> NO
<b>GENERAL PLAN LAND USE:</b> GENERAL COMMERCIAL	<b>MAX. DENSITY/INTENSITY ALLOWED BY PLAN DESIGNATION:</b> C2-1 Zone: 1.5:1 FAR, SNAP Subarea B: 2:1 FAR	
<b>PROPOSED PROJECT DENSITY:</b> 2.025:1 with on-menu 35% density increase		

## Determination (To Be Completed By Lead Agency)

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions on the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☐ I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

*Monique Acosta*

Planning Assistant

(213) 978-1173

Signature

Title

Phone

### Evaluation Of Environmental Impacts:

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
4. "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of a mitigation measure has reduced an effect from "Potentially Significant Impact" to "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses," as described in (5) below, may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR, or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:
  - a. Earlier Analysis Used. Identify and state where they are available for review.
  - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c. Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A sources list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
  - a. The significance criteria or threshold, if any, used to evaluate each question; and
  - b. The mitigation measure identified, if any, to reduce the impact to less than significance.

## Environmental Factors Potentially Affected:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

<input checked="" type="checkbox"/> AESTHETICS <input type="checkbox"/> AGRICULTURE AND FOREST RESOURCES <input checked="" type="checkbox"/> AIR QUALITY <input type="checkbox"/> BIOLOGICAL RESOURCES <input type="checkbox"/> CULTURAL RESOURCES <input checked="" type="checkbox"/> GEOLOGY AND SOILS	<input checked="" type="checkbox"/> GREEN HOUSE GAS EMISSIONS <input checked="" type="checkbox"/> HAZARDS AND HAZARDOUS MATERIALS <input checked="" type="checkbox"/> HYDROLOGY AND WATER QUALITY <input type="checkbox"/> LAND USE AND PLANNING <input type="checkbox"/> MINERAL RESOURCES <input checked="" type="checkbox"/> NOISE	<input type="checkbox"/> POPULATION AND HOUSING <input checked="" type="checkbox"/> PUBLIC SERVICES <input checked="" type="checkbox"/> RECREATION <input checked="" type="checkbox"/> TRANSPORTATION/TRAFFIC <input checked="" type="checkbox"/> UTILITIES AND SERVICE SYSTEMS <input type="checkbox"/> MANDATORY FINDINGS OF SIGNIFICANCE
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## INITIAL STUDY CHECKLIST (To be completed by the Lead City Agency)

### Background

**PROPONENT NAME:**

A Community of Friends (Dora Leong Gallo, CEO)

**APPLICANT ADDRESS:**

3701 Wilshire Boulevard, Suite 700  
Los Angeles, CA 90010

**AGENCY REQUIRING CHECKLIST:**

Department of City Planning

**PROPOSAL NAME (if Applicable):**

Beverly Terrace Apartments

**PHONE NUMBER:**

(213) 480-0809

**DATE SUBMITTED:**

09/09/2013

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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<b>I. AESTHETICS</b>				
a.	Have a substantial adverse effect on a scenic vista?			✓
b.	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			✓
c.	Substantially degrade the existing visual character or quality of the site and its surroundings?	✓		
d.	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	✓		
<b>II. AGRICULTURE AND FOREST RESOURCES</b>				
a.	Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?			✓
b.	Conflict with existing zoning for agricultural use, or a Williamson Act contract?			✓
c.	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?			✓
d.	Result in the loss of forest land or conversion of forest land to non-forest use?			✓
e.	Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			✓
<b>III. AIR QUALITY</b>				
a.	Conflict with or obstruct implementation of the applicable air quality plan?		✓	
b.	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	✓		
c.	Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	✓		
d.	Expose sensitive receptors to substantial pollutant concentrations?	✓		
e.	Create objectionable odors affecting a substantial number of people?		✓	
<b>IV. BIOLOGICAL RESOURCES</b>				
a.	Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			✓
b.	Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?			✓
c.	Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			✓
d.	Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			✓
e.	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			✓
f.	Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			✓
<b>V. CULTURAL RESOURCES</b>				

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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a.	Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?			✓
b.	Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?		✓	
c.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		✓	
d.	Disturb any human remains, including those interred outside of formal cemeteries?		✓	
<b>VI. GEOLOGY AND SOILS</b>				
a.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.		✓	
b.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Strong seismic ground shaking?		✓	
c.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Seismic-related ground failure, including liquefaction?			✓
d.	Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving: Landslides?			✓
e.	Result in substantial soil erosion or the loss of topsoil?		✓	
f.	Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			✓
g.	Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?			✓
h.	Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?			✓
<b>VII. GREEN HOUSE GAS EMISSIONS</b>				
a.	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?		✓	
b.	Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?		✓	
<b>VIII. HAZARDS AND HAZARDOUS MATERIALS</b>				
a.	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?		✓	
b.	Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?		✓	
c.	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?		✓	
d.	Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			✓
e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?			✓
f.	For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?			✓
g.	Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			✓

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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h.	Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			✓
<b>IX. HYDROLOGY AND WATER QUALITY</b>				
a.	Violate any water quality standards or waste discharge requirements?	✓		
b.	Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?		✓	
c.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?		✓	
d.	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?		✓	
e.	Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?		✓	
f.	Otherwise substantially degrade water quality?	✓		
g.	Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?			✓
h.	Place within a 100-year flood hazard area structures which would impede or redirect flood flows?			✓
i.	Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			✓
j.	Inundation by seiche, tsunami, or mudflow?			✓
<b>X. LAND USE AND PLANNING</b>				
a.	Physically divide an established community?			✓
b.	Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?		✓	
c.	Conflict with any applicable habitat conservation plan or natural community conservation plan?			✓
<b>XI. MINERAL RESOURCES</b>				
a.	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?			✓
b.	Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?			✓
<b>XII. NOISE</b>				
a.	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	✓		
b.	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	✓		
c.	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?		✓	
d.	A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	✓		

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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e.	For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				✓
f.	For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				✓
<b>XIII. POPULATION AND HOUSING</b>					
a.	Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			✓	
b.	Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				✓
c.	Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				✓
<b>XIV. PUBLIC SERVICES</b>					
a.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Fire protection?		✓		
b.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Police protection?		✓		
c.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Schools?		✓		
d.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Parks?		✓		
e.	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services: Other public facilities?		✓		
<b>XV. RECREATION</b>					
a.	Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?		✓		
b.	Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			✓	
<b>XVI. TRANSPORTATION/TRAFFIC</b>					
a.	Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?		✓		

Potentially significant impact	Potentially significant unless mitigation incorporated	Less than significant impact	No impact
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b.	Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?		✓	
c.	Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?			✓
d.	Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	✓		
e.	Result in inadequate emergency access?	✓		
f.	Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities supporting alternative transportation (e.g., bus turnouts, bicycle racks)?		✓	

#### XVII. UTILITIES AND SERVICE SYSTEMS

a.	Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	✓		
b.	Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	✓		
c.	Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			✓
d.	Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	✓		
e.	Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	✓		
f.	Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	✓		
g.	Comply with federal, state, and local statutes and regulations related to solid waste?	✓		

#### XVIII. MANDATORY FINDINGS OF SIGNIFICANCE

a.	Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?		✓	
b.	Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?		✓	
c.	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		✓	

Note: Authority cited: Sections 21083, 21083.05, Public Resources Code. Reference: Section 65088.4, Gov. Code; Sections 21080, 21083.05, 21095, Pub. Resources Code; *Eureka Citizens for Responsible Govt. v. City of Eureka* (2007) 147 Cal.App.4th 357; *Protect the Historic Amador Waterways v. Amador Water Agency* (2004) 116 Cal.App.4th at 1109; *San Franciscans Upholding the Downtown Plan v. City and County of San Francisco* (2002) 102 Cal.App.4th 656.

## DISCUSSION OF THE ENVIRONMENTAL EVALUATION (Attach additional sheets if necessary)

The Environmental Impact Assessment includes the use of official City of Los Angeles and other government source reference materials related to various environmental impact categories (e.g., Hydrology, Air Quality, Biology, Cultural Resources, etc.). The State of California, Department of Conservation, Division of Mines and Geology - Seismic Hazard Maps and reports, are used to identify potential future significant seismic events; including probable magnitudes, liquefaction, and landslide hazards. Based on applicant information provided in the Master Land Use Application and Environmental Assessment Form, impact evaluations were based on stated facts contained therein, including but not limited to, reference materials indicated above, field investigation of the project site, and any other reliable reference materials known at the time.

Project specific impacts were evaluated based on all relevant facts indicated in the Environmental Assessment Form and expressed through the applicant's project description and supportive materials. Both the Initial Study Checklist and Checklist Explanations, in conjunction with the City of Los Angeles's Adopted Thresholds Guide and CEQA Guidelines, were used to reach reasonable conclusions on environmental impacts as mandated under the California Environmental Quality Act (CEQA).

The project as identified in the project description may cause potentially significant impacts on the environment without mitigation. Therefore, this environmental analysis concludes that a Mitigated Negative Declaration shall be issued to avoid and mitigate all potential adverse impacts on the environment by the imposition of mitigation measures and/or conditions contained and expressed in this document; the environmental case file known as ENV-2013-1272-MND and the associated case(s),

DIR-2013-1271-DB-SPP-SPPA . Finally, based on the fact that these impacts can be feasibly mitigated to less than significant, and based on the findings and thresholds for Mandatory Findings of Significance as described in the California Environmental Quality Act, section 15065, the overall project impact(s) on the environment (after mitigation) will not:

- Substantially degrade environmental quality.
- Substantially reduce fish or wildlife habitat.
- Cause a fish or wildlife habitat to drop below self sustaining levels.
- Threaten to eliminate a plant or animal community.
- Reduce number, or restrict range of a rare, threatened, or endangered species.
- Eliminate important examples of major periods of California history or prehistory.
- Achieve short-term goals to the disadvantage of long-term goals.
- Result in environmental effects that are individually limited but cumulatively considerable.
- Result in environmental effects that will cause substantial adverse effects on human beings.

### ADDITIONAL INFORMATION:

All supporting documents and references are contained in the Environmental Case File referenced above and may be viewed in the EIR Unit, Room 763, City Hall.

For City information, addresses and phone numbers: visit the City's website at <http://www.lacity.org> ; City Planning - and Zoning Information Mapping Automated System (ZIMAS) [cityplanning.lacity.org/](http://cityplanning.lacity.org/) or EIR Unit, City Hall, 200 N Spring Street, Room 763.

Seismic Hazard Maps - <http://gmw.consrv.ca.gov/shmp/>

Engineering/Infrastructure/Topographic Maps/Parcel Information - <http://boemaps.eng.ci.la.ca.us/index01.htm> or City's main website under the heading "Navigate LA".

PREPARED BY:	TITLE:	TELEPHONE NO.:	DATE:
MONIQUE ACOSTA	Planning Assistant	(213) 978-1173	10/28/2013

Impact?	Explanation	Mitigation Measures
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## APPENDIX A: ENVIRONMENTAL IMPACTS EXPLANATION TABLE

<b>I. AESTHETICS</b>			
a.	NO IMPACT	The site does not contain a scenic vista. No impact would occur.	
b.	NO IMPACT	The project is not in the vicinity of any known scenic resources nor is it located within a City designated scenic highway. No scenic resources exist on-site. No impact would occur.	
c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The proposed project will not degrade the existing visual character or quality of the site and its surroundings, but will enhance the underdeveloped area with a four- and five-story multi-family residential structure with a child care facility and ancillary office use. The project will remain graffiti free to provide the community with an attractive development. Additionally, the project will not block light to any shadow-sensitive uses on the north, northwest or northeast. The following mitigation measures will be incorporated to ensure the visual character of the site is improved and to reduce impacts to a less than significant level.	I-10, I-90, I-110
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The proposed project will not likely contain light sources beyond the lighting typical of a residential development and will not adversely affect day or nighttime views in the area. However, mitigation measures are incorporated to ensure impacts will be reduced to a less than significant level.	I-120, I-130
<b>II. AGRICULTURE AND FOREST RESOURCES</b>			
a.	NO IMPACT	The proposed project site does not contain properties identified as Prime Farmland, Unique Farmland or Farmland of Statewide Importance as identified by the California Resource Agency, and would therefore have no impact on agricultural resources.	
b.	NO IMPACT	The proposed project site is not currently zoned for agricultural uses and does not contain properties that have a Williamson Act Contract in effect. No impact would occur.	

Impact?	Explanation	Mitigation Measures
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c.	NO IMPACT	The proposed project site is within an urbanized region and in a neighborhood which is largely designated for Medium Density Residential, General Commercial and Limited Manufacturing uses. No impact would occur.	
d.	NO IMPACT	The proposed project site is located within an urbanized region and in a neighborhood which is largely designated for Medium Density Residential, General Commercial and Limited Manufacturing uses. The project will not directly or indirectly result in the conversion of any forest land to non-forest use. No impact would occur.	
e.	NO IMPACT	The proposed project is within an urbanized region, and in a neighborhood which is largely designated for Medium Density Residential uses, General Commercial and Limited Manufacturing uses and therefore will not directly or indirectly result in the conversion of any farmland to non-agricultural use or forest land to non-forest use. No impact would occur.	

### III. AIR QUALITY

a.	LESS THAN SIGNIFICANT IMPACT	The proposed project for 40 residential units is well below the 261 unit threshold for potentially significant air quality impacts and is therefore not expected to conflict or obstruct with the implementation of the SCAQMD or congestion management plan. Therefore impacts are anticipated to be at a less than significant level.	
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The proposed project for 40 residential units is well below the 261 unit threshold for potentially significant air quality impacts and is therefore not expected to violate any air quality standard or contribute substantially to an existing or projected air quality violation. However, the development of the proposed project will temporarily generate emissions from heavy-duty construction vehicles and construction workers vehicles. In addition, fugitive dust would be generated by construction activities. Because of the construction timeframe and the normal day-to-day variability in construction activities, it is difficult, if not impossible to precisely quantify the daily and quarterly emissions associated with the proposed	III-10

Impact?	Explanation	Mitigation Measures
	construction activities. However, the timeframe for construction with the incorporated mitigation measures is minimal and is anticipated to have less than significant impacts.	
c. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The proposed project for 40 residential units is not expected to result in a cumulatively considerable net increase of any criteria pollutant for which the air basin is non-attainable under applicable federal or state ambient air quality standards. The operational emissions would derive from the net increase of 40 residential units. Possible project related air quality concerns will derive from the mobile source emissions that will be generated from the residential uses for the project site. The project would implement construction management measures to minimize short-term air quality impacts to reduce air quality impacts to a less than significant level.	III-10
d. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project site is located within the South Coast Air Quality Management District, a known non-attainment zone. The subject property is currently a vacant, unimproved site that has surrounding residential uses to the south. The SCQAMD identifies residential uses as sensitive receptors. The Project proposes the construction of a new four- and five-story building with 40 residential units and a child care facility for up to 60 children, which introduces sensitive receptors to high pollutant concentrations during the construction phase. The implementation of construction management measures will reduce air quality impacts to a less than significant level.	III-10
e. LESS THAN SIGNIFICANT IMPACT	Multi-family residential properties are generally not considered substantial point sources of objectionable odors. The trash and recycling area will be located within an enclosed area within the building on the groundfloor adjacent to the Commonwealth Avenue street frontage. Therefore, the proposed project for 40 residential units is anticipated to result in a less than significant level for new sources of objectionable odor affecting a substantial number of people.	
<b>IV. BIOLOGICAL RESOURCES</b>		

Impact?	Explanation	Mitigation Measures
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a.	NO IMPACT	The subject site is currently vacant and unimproved and lacks vegetated habitat supportive of wildlife. Development of the project site will not adversely affect, either directly or through habitat modifications, any species identified as a candidate, sensitive, or special status species in local or regional plans, policies or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Services. The project site does not contain known protected species. No impact will occur.	
b.	NO IMPACT	The project site and surrounding area are located within an urbanized area. No sensitive natural communities identified in local or regional plans or by the state and federal agencies cited are located on the project site. The site is not located within a Significant Ecological Area (SEA) as designated by the City of Los Angeles. Additionally, no water courses are located near the site. No impact will occur.	
c.	NO IMPACT	The project site is located in an urbanized area that does not contain any wetlands or water features that are present at or near the site. No impact will occur.	
d.	NO IMPACT	The subject site is located in a developed and urbanized region that is mostly segmented and lacks the continuity that is consistent with those known to support any non-avian candidate, sensitive, or special-status species. Additionally, the subject site is vacant and unimproved. Development of the project site will not substantially adversely interfere with the movement of any native resident or migratory fish or wildlife species.	
e.	NO IMPACT	The subject site is currently a vacant, unimproved property. The site does not contain (protected) trees and no street trees exist along the project frontage. Conflicts with local policies or ordinances protecting biological resources such as tree preservation are not anticipated to occur.	
f.	NO IMPACT	The project site is not located in a SEA or near an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional or state habitat conservation plan. No impact will occur.	

#### V. CULTURAL RESOURCES

Impact?	Explanation	Mitigation Measures
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a.	NO IMPACT	The subject site is currently a vacant, unimproved property and is not designated as a historic resource or historic/cultural monument nor is it located within a historical preservation overlay zone (HPOZ). The site does not contain known historic resources. No impact will occur.	
b.	LESS THAN SIGNIFICANT IMPACT	The subject site is not in the vicinity of an Archeological Survey Area or an Archeological Site. Hence it is perceived the project will have no significant impact on archeological resources. Furthermore, the proposed project will provide surface parking within the building and will export approximately 1,500 cubic yards of dirt. Impacts are anticipated to be less than significant.	
c.	LESS THAN SIGNIFICANT IMPACT	The subject site is not in the vicinity of a unique paleontological resource or site or unique geologic feature. Hence it is perceived the project will have no significant impact on paleontological resources. Furthermore, the proposed project will provide surface parking within the building and will export approximately 1,500 cubic yards of dirt. Impacts are anticipated to be less than significant.	
d.	LESS THAN SIGNIFICANT IMPACT	The subject site is not in the vicinity of an area of archeological resources, human remains having archaeological associations, an archaeological study area or a Native American sacred place. Hence it is perceived the project will have no significant impact on archeological resources and human remains. Furthermore, the proposed project will provide surface parking within the building and will export approximately 1,500 cubic yards of dirt. Impacts are anticipated to be less than significant.	

#### VI. GEOLOGY AND SOILS

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project is not located within an Alquist-Priolo earthquake fault zone. However, it is located within 1.47 km of the Puente Hills Blind Thrust fault, a B fault type within the regional Los Angeles Blind Thrusts fault (ZIMAS). However, the potential impacts will be reduced to a less than significant level through the implementation of mitigation measures.	VI-10
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Impact?	Explanation	Mitigation Measures
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The subject property is located within the Puente Hills Blind Thrust fault zone. As with all projects in Southern California, the project is located in an area known to have seismic activity. Accordingly, the project would be required to comply with all applicable Los Angeles and California Building codes with respect to seismic hazards. With adherence to applicable codes, impacts would be less than significant.
c.	NO IMPACT	The project site is not located in a liquefaction zone or an area known for seismic-related ground failure (ZIMAS). No impacts are anticipated to occur.
d.	NO IMPACT	The project site is not located in a landslide zone or an area known for slope ground failure (ZIMAS). No impacts are anticipated to occur.
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Short-term erosion impacts may result from construction of the proposed project. However, these impacts would be mitigated to a less than significant level through the incorporation of the erosion control mitigation measures. Standard construction practices and compliance with regulatory requirements would minimize soil erosion impacts.
f.	NO IMPACT	The project site is located within a fault zone therefore seismic building codes will be in place to minimize risks posed by seismic activity. Additionally, the project site is stable and is not anticipated to become unstable due to construction of the project. Impacts are not anticipated to occur.
g.	NO IMPACT	Construction of the project will be required to comply with seismic building codes, as site-specific as appropriate, to minimize risks posed by expansive soils. Additionally, the project site is stable and is not anticipated to become unstable due to construction of the project. Impacts are not anticipated to occur.
h.	NO IMPACT	The proposed project does not involve septic tanks and would be served by the existing City sewer infrastructure. No impact will occur.
VII. GREEN HOUSE GAS EMISSIONS		

Impact?	Explanation	Mitigation Measures
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a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Implementation of the proposed project would contribute to long-term increases in greenhouse gas emissions (GHGs) as a result of traffic increase (mobile sources) and minor secondary fuel combustion emissions from space heating, etc. The impacts related to potential greenhouse gas emissions will be reduced to a less than significant level by the incorporation of the referenced mitigation measures.	VII-10
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The impacts related to potential greenhouse gas emissions will be reduced to a less than significant level by the incorporation of the referenced mitigation measures.	VII-10

#### VIII. HAZARDS AND HAZARDOUS MATERIALS

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Project construction activities would result in a temporary increase in the use of typical construction materials at the site including concrete, hydraulic fluids, paints, cleaning materials, and vehicle fuels. The use of these materials during project construction would be short-term in nature and would occur in accordance with standard construction practices and applicable federal, state and local regulations. Similarly, project operations would utilize minimal amounts of hazardous materials for routine cleaning and maintenance. As with project construction, all hazardous materials would be contained, stored and used in accordance with manufacturer guidelines and applicable regulations. Human health hazards associated with project implementation will be reduced to a less than significant level through the incorporation of the referenced mitigation measures.	VIII-50
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The proposed project is located in a Methane Hazard Site (ZIMAS) and has the potential to release hazardous materials into the environment if not properly mitigated. Due to the project site's location in a potential methane gas zone, mitigation measures will be set in place to reduce environmental impacts that may result from project implementation.	VIII-20

Impact?	Explanation	Mitigation Measures
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c.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The following schools are within one-quarter mile of the project site: Virgil Middle School, Central City Value High School, Camino Nuevo High School and Soledad Enrichment Action Charter School. The proposed project could emit hazardous materials within one-quarter mile of a proposed building with classrooms and a library. The impacts related to a potential hazard and hazardous materials will be reduced to a less than significant level by the incorporation of the referenced mitigation measures.	VIII-20, VIII-50
d.	NO IMPACT	A search of the list compiled by the California Department of Toxic Substances Control revealed that the site is not listed on regulatory data bases of known or potentially hazardous sites pursuant to government code section 95962.5.	
e.	NO IMPACT	The project is not located within an airport land use plan or within two miles of a public airport or public use airport.	
f.	NO IMPACT	The project is not located within the vicinity of a private airstrip.	
g.	NO IMPACT	The project is not located along a designated emergency disaster route. Therefore, project implementation would not impair or physically interfere with an adopted emergency response plans.	
h.	NO IMPACT	The project is not located adjacent to wildlands nor where residences are intermixed with wildlands.	

#### IX. HYDROLOGY AND WATER QUALITY

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Project construction would involve ground disturbing activities, such as grading, foundation construction, and the installation of utilities that would expose soils for a limited time. However, all ground disturbing activities would require grading permits from the City in accordance with Chapter IX, Division 70 of the Los Angeles Municipal Code (LAMC) and LAMC Section 64.70 relating to Low Impact Development and SUSMP. The impacts related to water quality standards will be reduced to a less than significant level by the incorporation of the referenced mitigation measures.	IX-20
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Impact?		Explanation	Mitigation Measures
b.	LESS THAN SIGNIFICANT IMPACT	The project will comply with LAMC Section 64.70 and therefore impacts are anticipated to be less than significant.	
c.	LESS THAN SIGNIFICANT IMPACT	The project will comply with LAMC Section 64.70 and therefore impacts are anticipated to be less than significant.	
d.	LESS THAN SIGNIFICANT IMPACT	The project will comply with LAMC Section 64.70 and therefore impacts are anticipated to be less than significant.	
e.	LESS THAN SIGNIFICANT IMPACT	The project will comply with LAMC Section 64.70 and therefore impacts are anticipated to be less than significant.	
f.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project would comply with all applicable regulatory requirements pertaining to water quality during construction and operation of the project. The impacts related to water quality standards will be reduced to a less than significant level by the incorporation of the referenced mitigation measures.	IX-20
g.	NO IMPACT	The project is not in a 100-year flood plain or in a flood hazard zone (ZIMAS, Navigate LA). No impact will occur.	
h.	NO IMPACT	The project is not in a 100-year flood plain or in a flood hazard zone (ZIMAS, Navigate LA). No impact will occur.	
i.	NO IMPACT	The proposed project is not located in a flood control basin or a potential inundation area (Environmental and Public Facilities Maps 1996). No impact will occur.	
j.	NO IMPACT	The project site is not located near a lake or a hillside and should not make the development susceptible to either a seiche or mudflow. The project site is not located in a flood control basin, potential inundation area, or an area potentially impacted by a Tsunami. However, there are a number of active and potentially active faults off the coast in a regional proximity to the project area that have the capacity of generating a tsunami. Given a large enough magnitude off-shore earthquake, it is possible that the project site could be impacted, however the possibility of the site or surrounding properties being inundated and/or damaged as a direct result of a tsunami is unlikely, therefore no impacts are anticipated.	
X. LAND USE AND PLANNING			

Impact?	Explanation	Mitigation Measures
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a.	NO IMPACT	The project is located within an existing urban area and is surrounded by an established street grid system. The project would not physically divide an established community.	
b.	LESS THAN SIGNIFICANT IMPACT	Granting of the on-menu density bonus incentives for increase in FAR, increase in height, decrease in open space, and averaging of open space, as well as a Project Permit Compliance Review for compliance with the Vermont/Western Specific Plan and a Project Permit Adjustment for the redistribution of the stepback volume will not conflict with applicable land use plans, policies or regulations. With the approval of the above mentioned entitlements, land use impacts are anticipated to be at a less than significant level.	
c.	NO IMPACT	The project site is located in a developed and urbanized region that is mostly segmented and lacks the continuity that is consistent with those known to support any non-avian candidate, sensitive, or special-status species. Moreover, according to Biological Resource Area Maps, (Coastal and Southern Geographical Area, Los Angeles CEQA Thresholds Guide, 2006) the project site is not designated as an Open Space/Habitat area nor is it located in or in the vicinity of a significant ecological area that may require protection. There are no habitat conservation plans or natural community conservation plans applicable to the project site or project area. Implementation of the proposed project would not conflict with any habitat conservation or natural community conservation plan.	

#### XI. MINERAL RESOURCES

a.	NO IMPACT	The project site is not located within the boundaries of an identified oilfield. No active oil wells or abandoned oil wells are known to be located on-site. Additionally, the project site is not located within a city-designated mineral resource zone where significant mineral deposits are known to be present nor within a mineral production area as classified by the California Geological Survey (CGS). No mineral extraction operations currently occur or have occurred on the site.	
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Impact?	Explanation	Mitigation Measures
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b.	NO IMPACT	The project is not located within a Surface Mining District or an MRZ-2 Area. The proposed project would not involve any mineral or oil extraction activities. Therefore impacts associated with the loss of availability of a known locally-important mineral resource would be less than significant.	
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## XII. NOISE

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Project construction would result in a temporary short term increase in noise levels at the project site due to the use of heavy construction equipment and related construction activity. As a result, the project would include mitigation measures to reduce temporary noise levels during construction, including limiting construction hours and avoiding running several pieces of equipment simultaneously. Operation noise would be reduced to less than significant levels by ensuring project design is completed in accordance with the Noise Insulation Standards of Title 24 of the California Code of Regulations.	XII-20
b.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The residents of this project will be exposed to typical urban noise vibration levels. The residents that are abutting and are adjacent to the project site will be exposed to noise and vibration levels during the construction phase. Construction noise will be reduced to a less than significant level with the incorporation of project specific sound mitigation measures.	XII-20
c.	LESS THAN SIGNIFICANT IMPACT	The proposed project includes a total of 40 dwelling units and childcare facility for up to 60 children with ancillary office uses. The existing noise environment in the project area is dominated by traffic noise from nearby roadways. Long-term operation of the project would not have significant effect on the community noise environment in proximity to the project site. Noise levels associated with on-site operations (e.g. mechanical equipment) and from motor vehicle travel from the proposed project are considered less than significant.	

Impact?	Explanation	Mitigation Measures
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d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	Project construction would result in a temporary short-term increase in noise levels at the project site, due to the use of heavy construction equipment and related construction activity. As a result, mitigations measures have been prescribed to ensure that construction and operational noise impacts are reduced to the extent feasible.	XII-20
e.	NO IMPACT	The proposed project is not located within an airport hazard zone (ZIMAS), nor is the project located in an airport land use plan, or within two miles of a public airport, or public use airport. Therefore no impacts are anticipated.	
f.	NO IMPACT	The proposed project is not located within the vicinity of a private airstrip. Therefore, no impacts are anticipated to occur.	

### XIII. POPULATION AND HOUSING

a.	LESS THAN SIGNIFICANT IMPACT	The project site is located in an urbanized area. The proposed 40 residential units will directly contribute to the population of the Wilshire Community Plan area. The proposed project would generate a marginal number of new residents to the area, which is not considered a substantial increase in population for the Wilshire Community Plan area. Therefore, the project will have a less than significant impact on the neighborhood and surrounding area.	
b.	NO IMPACT	The project site is currently a vacant, unimproved property and would not displace any number of housing. The proposed project would add to the City's housing supply.	
c.	NO IMPACT	The project site is currently a vacant, unimproved property and would not displace any number of residents. The proposed project would add to the City's housing supply.	

### XIV. PUBLIC SERVICES

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project may result in an increased demand for fire protection services. However, the proposed 40 residential units and child care facility for up to 60 children are not expected to significantly increase the fire hazard in the project area with the implementation of the mitigation measures. Moreover, the project would be required to meet all fire and safety requirements of the Department of	XIV-10
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Impact?	Explanation	Mitigation Measures
	Building and Safety and the LAFD as part of the approval/entitlement process which would further reduce any potential increase in demand for service.	
b. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	By increasing the number of dwelling units and residents on the site as well as develop a child care facility for up to 60 children, the project may result in increased demand for police services. Any potential impacts would be mitigated to a less than significant level with the implementation of the recommended mitigation measures.	XIV-20, XIV-30
c. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The proposed 40 residential units could place additional demands on the LAUSD. To the extent that on-site development increases demand at LAUSD schools serving the project site, the project would pay school fees to LAUSD to offset the impact of additional student enrollment at schools serving the project area.	XIV-60
d. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The proposed project will increase population density within the Wilshire Community Plan area and subsequently increase demand of existing recreational and park facilities. However, the project will provide on-site open space areas that would reduce the demand for recreation and park services. Nonetheless, the payment of the City's park and recreation fees, as well as the SNAP's Parks First Fees are expected to mitigate any increased demand on parkland and open space.	See Mitigation Measure XV-10
e. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	A request to improve Beverly Boulevard and/or Commonwealth Avenue may be required by the Bureau of Engineering. After such, the impact to public facilities will be less than significant.	XIV-70
<b>XV. RECREATION</b>		
a. POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The project site will include common open space that will meet the open space requirements of the City. Payment of the City's applicable park and recreation fee, as well as the SNAP's Parks First Fees would mitigate any increased demand on neighborhood and regional parks, or other recreational facilities.	XV-10

Impact?	Explanation	Mitigation Measures
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b.	LESS THAN SIGNIFICANT IMPACT	The project is not currently proposing the construction or expansion of public recreational facilities. The proposed project will include usable common open space to meet the open space requirements of the City.	
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#### **XVI. TRANSPORTATION/TRAFFIC**

a.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	On September 9, 2013, the Department of Transportation (DOT) issued a traffic assessment for the proposed project, which includes project requirements to mitigate traffic impact to a less than significant level.	XVI-10
b.	LESS THAN SIGNIFICANT IMPACT	On September 9, 2013, the Department of Transportation (DOT) issued a traffic assessment for the proposed project, which includes project requirements to mitigate traffic impact to a less than significant level.	
c.	NO IMPACT	The proposed project is not located within an airport hazard zone (ZIMAS), airport land use plan, or within 2 miles of a public airport or public use airport. No impacts are anticipated to occur.	
d.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The traffic study indicates that 30 parking spaces will be provided on site with vehicular access provided via a two-way driveway on Beverly Boulevard. Review and approval of driveway dimensions and location are to be coordinated with DOT's Citywide Planning Coordination Section. Potential hazards related to design features would be mitigated to a less than significant level through the incorporation of the referenced mitigation measures.	XVI-10
e.	POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The impacts related to emergency access will be reduced to a less than significant level with the incorporation of the referenced mitigation measures and after review by LADOT and LAFD.	XVI-10, XVI-50
f.	LESS THAN SIGNIFICANT IMPACT	Demand for transit service from the project could be accommodated by the existing transit system. The project would not conflict with adopted policies, plans or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities. Impacts to public transportation and alternative transportation are anticipated to be at a less than significant level.	

#### **XVII. UTILITIES AND SERVICE SYSTEMS**

Impact?	Explanation	Mitigation Measures
POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The proposed project will be serviced by the City of los Angeles Hyperion Wastewater Treatment Facility. Although the project site is not located within a Sewer Capacity Threshold Area (City of Los Angeles Wastewater Treatment System), it does exceed the 4,000 gallon per day threshold. The proposed 40 residential dwelling units (27 one-bedroom and 13 two-bedroom) and the child care faciltiy for up to 60 students are expected to result in an increase of wastewater generation by approximately 5,800 gallons per day (based on Exhibit M.2-12 of the Los Angeles CEQA Thresholds Guide). The project's Impacts exceeding wastewater treatment requirements from the Regional Water Quality Control Board will be reduced to a less than significant level by incorporating the referenced mitigation measures	XVII-10, XVII-20, XVII-40
POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The proposed 40 residential dwelling units (27 one-bedroom and 13 two-bedroom) and the child care faciltiy for up to 60 students are expected to result in an increase of wastewater generation by approximately 5,800 gallons per day therefore exceeding the 4,000 gallon per day threshold (based on Exhibit M.2-12 of the Los Angeles CEQA Thresholds Guide). The estimated wastewater flows from the project will have a less than significant impact to the City's wastewater conveyance or treatment systems through implementation of the following mitigation measures.	XVII-10, XVII-20, XVII-40
NO IMPACT	There are no deficiencies in the local storm water system and runoff from the site would not exceed the capacity of existing or planned storm water drainage systems.	
POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED	The proposed 40 residential units and child care facility for up to 60 students are expected to create a new demand for water. The construction, use and maintenance of the building and landscaped areas are expected to potentially make a cumulatively considerable contribution to impacts on existing water supplies for the area. However, the incorporation of the proposed mitigation measures is expected to reduce the potential	XVII-10, XVII-20, XVII-40

Impact?	Explanation	Mitigation Measures
	impacts to a level that is less than significant.	
e.	<p>POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED</p>	<p>XVII-10, XVII-20, XVII-40</p>
f.	<p>POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED</p>	<p>XVII-90, XVII-100</p>
g.	<p>POTENTIALLY SIGNIFICANT UNLESS MITIGATION INCORPORATED</p>	<p>XVII-90, XVII-100</p>

Impact?	Explanation	Mitigation Measures
	<p>applicable federal, state and local regulations related to solid waste, such as the California Integrated Solid Waste Management Act (AB 939). The amount of project related waste disposed of at area landfills would be reduced through recycling and waste division programs implemented by the City, such as the Solid Waste Management Policy Plan which is the long-range solid waste management policy for the City, and the Source Reduction and Recycling Element (SRRE) which is the strategic action policy plan for diverting solid waste from landfills. The project would also comply with applicable regulatory measures including the provisions of City of Los Angeles Ordinance No. 171687. With the implementation of these regulatory measures, waste generated by the project would not significantly alter the projected timeline for landfills within the region to reach capacity. Therefore, since the proposed project would comply with local, state and federal regulations, no impacts with respect to these regulations would occur. However, to reduce the impact to landfills, a mitigation measure is incorporated to ensure compliance with local solid waste regulations.</p>	
<b>XVIII. MANDATORY FINDINGS OF SIGNIFICANCE</b>		
a.	LESS THAN SIGNIFICANT IMPACT	<p>The analysis does not reveal any significant immitigable impacts to the environment. Based on these findings, the project is not expected to degrade the quality of the environment. The site does not support sensitive plant or animal species.</p>
b.	LESS THAN SIGNIFICANT IMPACT	<p>The construction of the proposed project will result in environmental impacts. However, each impact can be mitigated to a less than significant level with incorporation of the prescribed mitigation measures. As such, the proposed project will not result in cumulative impacts.</p>
c.	LESS THAN SIGNIFICANT IMPACT	<p>A significant impact may occur if a project has the potential to result in significant impacts, as discussed in the previous sections of this document, As described throughout this analysis, with the implementation of the recommended mitigation measures, the proposed project is not expected to result in any</p>

Impact?	Explanation	Mitigation Measures
	unmitigated significant impacts. With the application of the foregoing mitigations, the project would not have the potential to result in substantial adverse effects on human beings and therefore would be less than significant.	

## MITIGATION MONITORING PLAN

Project: Beverly Terrace Apartments  
 Location: 1901 - 1919 West 6th Street and 515 South Bonnie Brae Street  
 Owner: Beverly PSH, LP      Developer: A Community of Friends, LLC  
 City Planning Case No.: DIR-2013-1271-DB-SPP-SPPA  
 Environmental Case No.: ENV-2013-1272-MND

This Mitigation Monitoring Plan is designed to monitor implementation of all feasible mitigation measures as identified in the Initial Study and Checklist and the Mitigated Negative Declaration (Environmental Case No. ENV-2013-1272-MND) associated with City Planning Case No. DIR-2013-1271-DB-SPP-SPPA.

The mitigation measures are numbered below and reference is made to the mitigation explanations and suggestions listed in the same numbered measures as noted in the Initial Study and Checklist and the Mitigated Negative Declaration (Environmental Case No. ENV-2013-1272-MND).

Condition No.	Mitigation Measure (from ENV-2013-1272-MND)	Pre- Construction	During Construction	Post Construction
I-10 Aesthetics (Landscape Plan)	All open areas not used for buildings, driveways, parking areas, recreational facilities or walks shall be attractively landscaped and maintained in accordance with a landscape plan and an automatic irrigation plan, prepared by a Landscape Practitioner (Sec. 12.40-D) and to the satisfaction of the decision maker.	LADBS (Plan Check Review) and DCP	LADBS	Owner
I-90 Aesthetics (Vandalism)	Every building, structure, or portion thereof, shall be maintained in a safe and sanitary condition and good repair, and free from, debris, rubbish, garbage, trash, overgrown vegetation or other similar material, pursuant to Municipal Code Section 91.8104.  The exterior of all buildings and fences shall be free from graffiti when such graffiti is visible from a street or alley, pursuant to Municipal Code Section 91.8104.15.	LADBS (Plan Check Review) and DCP	LADBS	Owner
I-110 Aesthetics (Signage on Construction Barriers)	The applicant shall affix or paint a plainly visible sign, on publically accessible portions of the construction barriers, with the following language: "POST NO BILLS".  Such language shall appear at intervals of no less than 25 feet along the length of the publically accessible portions of the barrier.  The applicant shall be responsible for maintaining the visibility of the required signage and for maintaining the construction	LADBS (Plan Check Review)	LADBS, Contractor and Owner	N/A

## MITIGATION MONITORING PLAN

Condition No.	Mitigation Measure (from ENV-2013-1272-MND)	Pre- Construction	During Construction	Post Construction
	barrier free and clear of any unauthorized signs within 48 hours of occurrence,			
1-120 Aesthetics (Light)	Outdoor lighting shall be designed and installed with shielding, such that the light source cannot be seen from adjacent residential properties or the public right-of-way.	LADBS (Plan Check Review)	LADBS and Owner	LADBS and Owner
1-130 Aesthetics (Glare)	The exterior of the proposed structure shall be constructed of materials such as, but not limited to, high-performance and/or non-reflective tinted glass (no mirror-like tints or films) and pre-cast concrete or fabricated wall surfaces to minimize glare and reflected heat.	LADBS (Plan Check Review)	LADBS and Owner	LADBS and Owner
III-10 Air Pollution (Demolition, Grading, and Construction Activities)	<p>All unpaved demolition and construction areas shall be wetted at least twice daily during excavation and construction, and temporary dust covers shall be used to reduce dust emissions and meet SCAQMD District Rule 403. Wetting could reduce fugitive dust by as much as 50 percent.</p> <p>The construction area shall be kept sufficiently dampened to control dust caused by grading and hauling, and at all times provide reasonable control of dust caused by wind.</p> <p>All clearing, earth moving, or excavation activities shall be discontinued during periods of high winds (i.e., greater than 15 mph), so as to prevent excessive amounts of dust.</p> <p>All dirt/soil loads shall be secured by trimming, watering or other appropriate means to prevent spillage and dust.</p> <p>All dirt/soil materials transported off-site shall be either sufficiently watered or securely covered to prevent excessive amount of dust.</p> <p>General contractors shall maintain and operate construction equipment so as to minimize exhaust emissions.</p> <p>Trucks having no current hauling activity shall not idle but be turned off.</p>	LADBS (Plan Check Review)	LADBS, Contractor and Owner	N/A
VI-10 Seismic	The design and construction of the project shall conform to the California Building Code seismic standards as approved by the Department of Building and Safety.	LADBS (Plan Check Review)	LADBS, Contractor and Owner	Owner
VI-20 Erosion / Grading / Short-Term Construction Impacts	<p>The applicant shall provide a staked signage at the site with a minimum of 3-Inch lettering containing contact information for the Senior Street Use Inspector (Department of Public Works), the Senior Grading Inspector (LADBS) and the hauling or general contractor.</p> <p>Chapter IX, Division 70 of the Los Angeles Municipal Code addresses grading, excavations, and fills. All grading activities require grading permits from the Department of Building and Safety. Additional provisions are required for grading activities within Hillside areas. The application of BMPs includes but is not limited to the following mitigation measures:</p>	LADBS (Plan Check Review)	LADBS, Contractor and Owner	N/A

## MITIGATION MONITORING PLAN

Condition No.	Mitigation Measure (from <i>ENV-2013-1272-MND</i> )	Pre- Construction	During Construction	Post Construction
	<p>a. Excavation and grading activities shall be scheduled during dry weather periods. If grading occurs during the rainy season (October 15 through April 1), diversion dikes shall be constructed to channel runoff around the site. Channels shall be lined with grass or roughened pavement to reduce runoff velocity.</p> <p>b. Stockpiles, excavated, and exposed soil shall be covered with secured tarps, plastic sheeting, erosion control fabrics, or treated with a bio-degradable soil stabilizer.</p>			
VII-10 Green House Gas Emissions	<p>Install a demand (tankless or instantaneous) water heater system sufficient to serve the anticipated needs of the dwelling(s).</p> <p>Only low- and non-VOC-containing paints, sealants, adhesives, and solvents shall be utilized in the construction of the project.</p>	LADBS (Plan Check Review)	LADBS, Contractor and Owner	Owner
VIII-20 Explosion / Release (Methane Gas)	<p>All commercial, industrial, and institutional buildings shall be provided with an approved Methane Control System, which shall include these minimum requirements; a vent system and gas-detection system which shall be installed in the basements or the lowest floor level on grade, and within underfloor space of buildings with raised foundations.</p> <p>The gas-detection system shall be designed to automatically activate the vent system when an action level equal to 25% of the Lower Explosive Limit (LEL) methane concentration is detected within those areas.</p> <p>All multiple residential buildings shall have adequate ventilation as defined in Section 91.7102 of the Municipal Code of a gas-detection system installed in the basement or on the lowest floor level on grade, and within the underfloor space in buildings with raised foundations.</p>	LADBS (Plan Check Review)	LADBS, Contractor and Owner	Owner
VIII-50 Human Health Hazard (Vector Control)	<p>The property shall be maintained in a neat, attractive, and safe condition at all times.</p> <p>On-site activities shall be conducted so as not to create noise, dust, odor, or other nuisances to surrounding properties.</p> <p>Trash and garbage bins shall be maintained with a lid in working condition; such lid shall be kept closed at all times.</p> <p>Trash and garbage collection bins shall be maintained in good condition and repair such that there are no holes or points of entry through which a rodent could enter.</p> <p>Trash and garbage collection containers shall be emptied a minimum of once per week.</p> <p>Trash and garbage bin collection areas shall be maintained free from trash, litter, garbage, and debris.</p>	LADBS (Plan Check Review)	LADBS, Contractor and Owner	Owner
IX-20 Stormwater Pollution	Sediment carries with it other work-site pollutants such as pesticides, cleaning	LADCP, BOS and LADBS (Plan	LADBS, BOS, Contractor and	Owner

## MITIGATION MONITORING PLAN

Condition No.	Mitigation Measure (from <i>ENV-2013-1272-MND</i> )	Pre- Construction	During Construction	Post Construction
(Demolition, Grading, and Construction Activities)	<p>solvents, cement wash, asphalt, and car fluids that are toxic to sea life.</p> <p>Leaks, drips and spills shall be cleaned up immediately to prevent contaminated soil on paved surfaces that can be washed away into the storm drains.</p> <p>All vehicle/equipment maintenance, repair, and washing shall be conducted away from storm drains. All major repairs shall be conducted off-site. Drip pans or drop clothes shall be used to catch drips and spills.</p> <p>Pavement shall not be hosed down at material spills. Dry cleanup methods shall be used whenever possible.</p> <p>Dumpsters shall be covered and maintained. Uncovered dumpsters shall be placed under a roof or be covered with tarps or plastic sheeting.</p>	Check Review)	Owner	
XII-20 Increased Noise Levels (Demolition, Grading, and Construction Activities)	<p>The project shall comply with the City of Los Angeles Noise Ordinance No. 144,331 and 161,574, and any subsequent ordinances, which prohibit the emission or creation of noise beyond certain levels at adjacent uses unless technically infeasible.</p> <p>Construction and demolition shall be restricted to the hours of 7:00 am to 6:00 pm Monday through Friday, and 8:00 am to 6:00 pm on Saturday.</p> <p>Demolition and construction activities shall be scheduled so as to avoid operating several pieces of equipment simultaneously, which causes high noise levels.</p> <p>The project contractor shall use power construction equipment with state-of-the-art noise shielding and muffling devices.</p>	LADBS (Plan Check Review)	LADBS, Contractor and Owner	N/A
XIV-10 Public Services (Fire)	<p>The following recommendations of the Fire Department relative to fire safety shall be incorporated into the building plans, which includes the submittal of a plot plan for approval by the Fire Department either prior to the recordation of a final map or the approval of a building permit.</p> <p>The plot plan shall include the following minimum design features: Fire lanes, where required, shall be a minimum of 20 feet in width; all structures must be within 300 feet of an approved fire hydrant, and entrances to any dwelling unit or guest room shall not be more than 150 feet in distance in horizontal travel from the edge of the roadway of an improved street or approved fire lane.</p>	LAFD and LADBS (Plan Check Review)	LADBS, Contractor and Owner	Owner
XIV-20 Public Services (Police – Demolition / Construction Sites)	Fences shall be constructed around the site to minimize trespassing, vandalism, short-cut attractions and attractive nuisances.	LAPD and LADBS (Plan Check Review)	LADBS, Contractor and Owner	N/A
XIV-30 Public Services	The plans shall incorporate the design guidelines relative to security, semi-public and private spaces, which may include but not be	LAPD and LADBS (Plan Check Review)	LADBS, Contractor and Owner	Owner

## MITIGATION MONITORING PLAN

Condition No.	Mitigation Measure (from ENV-2013-1272-MND)	Pre- Construction	During Construction	Post Construction
(Police)	limited to access control to building, secured parking facilities, walls/fences with key systems, well-illuminated public and semi-public space designed with a minimum of dead space to eliminate areas of concealment, location of toilet facilities or building entrances in high-foot traffic areas, and provision of security guard patrol throughout the project site if needed. Please refer to "Design Out Crime Guidelines: Crime Prevention Through Environmental Design", published by the Los Angeles Police Department. Contact the Community Relations Division, located at 100 W. 1st Street, #250, Los Angeles, CA 90012; (213) 486-6000. These measures shall be approved by the Police Department prior to the issuance of building permits.			
XIV-60 Public Services (Schools)	The applicant shall pay school fees to the Los Angeles Unified School District to offset the impact of additional student enrollment at schools serving the project area.	LAUSD and LADBS (Plan Check Review)	N/A	N/A
XIV-70 Public Services (Street Improvements Not Required By DOT)	The project shall comply with the Bureau of Engineering's requirements for street dedications and improvements that will reduce traffic impacts in direct portion to those caused by the proposed project's implementation.	LADPW (BOE) and LADBS (Plan Check Review)	LADPW (BOE), Contractor and Owner	N/A
XV-10 Recreation (Increased Demand For Parks Or Recreational Facilities)	(Apartments) Pursuant to Section 21.10 of the Los Angeles Municipal Code, the applicant shall pay the Dwelling Unit Construction Tax for construction of apartment buildings.  (Vermont/Western Specific Plan): Pursuant to Section 6.F. of the Vermont/Western Specific Plan (Ordinance 173749), the Applicant for any residential Project shall pay a fee to the Parks First Trust Fund of \$4,300 per dwelling unit. Low and Very Low Income residential units are exempt from the Parks First Trust Fund Fee.	LADCP and LADBS (Plan Check Review)	LADBS, Contractor and Owner	N/A
XVI-10 Increased Vehicle Trips/Congestion	Development Review Fees: Per Section 19.15 to the Los Angeles Municipal Code and Ordinance No. 180542, requires that specific fees for traffic study review, condition clearance, and permit issuance shall be paid to the Department of Transportation for permit issuance activities.  Implementing measures detailed in said Department's communication to the Planning Department dated September 9, 2013 and attached shall be complied with. Such report and mitigation measures are incorporated herein by reference.  Driveway Access: The review and approval of the site plan for driveway dimensions and location of access from Beverly Boulevard, shall be coordinated with DOT's Citywide Planning Coordination Section (201 N. Figueroa Street, 4th Floor, Station 3, @ 213-482-7024) to avoid delays in the building permit approval process. The applicant shall contact DOT prior to the commencement of building or parking layout design efforts for driveway width and internal circulation requirements so that such traffic flow	LADOT, LADWP (BOE) and LADBS (Plan Check Review)	LADOT, LADWP (BOE), LADBS, Contractor and Owner	N/A

## MITIGATION MONITORING PLAN

Condition No.	Mitigation Measure (from ENV-2013-1272-MND)	Pre- Construction	During Construction	Post Construction
	<p>considerations are designed and incorporated early into the building and parking layout plans. All driveways shall be Case 2 driveways and 30 feet and 16 feet wide for two-way and one-way operations, respectively. All delivery truck loading and unloading shall take place on-site with no vehicles having to back unit the project via one of the proposed project driveways.</p> <p>Construction Impacts: DOT recommends that a construction work site traffic control plan shall be submitted to DOT for review and approval prior to the start of any construction work. The plan shall show the location of any roadway or sidewalk closures, traffic detours, haul routes, hours of operation, protective devices, warning signs and access to abutting properties. All construction related traffic shall be restricted to off-peak hours.</p> <p>Highway Dedication and Street Widening: Beverly Boulevard is classified as a Major Highway Class II which requires a 40-foot half width roadway within a 52-foot half width right-of-way. Commonwealth Avenue is classified as a Collector Street, which requires a 22-foot half-width roadway within a 32-foot half-width right-of-way. The applicant shall coordinate with the Bureau of Engineering Land Development Group to determine the specific highway dedication, street widening and/or sidewalk requirements for this project.</p> <p>Parking Analysis: The applicant shall verify with the Department of Building and Safety the number of Code-required parking spaces needed for the project.</p>			
XVI-50 Inadequate Emergency Access	The applicant shall submit a parking and driveway plan to the Bureau of Engineering and the Department of Transportation for approval that provides code-required emergency access.	LADOT, LADWP (BOE) and LADBS (Plan Check Review)	LADOT, LADWP (BOE), LADBS, Contractor and Owner	Owner
XVII-10 Utilities (Local Water Supplies - Landscaping)	<p>The project shall comply with Ordinance No. 170,978 (Water Management Ordinance), which imposes numerous water conservation measures in landscape, installation, and maintenance (e.g., use drip irrigation and soak hoses in lieu of sprinklers to lower the amount of water lost to evaporation and overspray, set automatic sprinkler systems to irrigate during the early morning or evening hours to minimize water loss due to evaporation, and water less in the cooler months and during the rainy season).</p> <p>In addition to the requirements of the Landscape Ordinance, the landscape plan shall incorporate the following:</p> <ul style="list-style-type: none"> <li>• Weather-based irrigation controller with rain shutoff.</li> <li>• Matched precipitation (flow) rates for sprinkler heads.</li> <li>• Drip/microspray/subsurface irrigation where appropriate.</li> <li>• Minimum irrigation system distribution</li> </ul>	LADCP, BOS and LADBS (Plan Check Review)	LADBS, BOS, Contractor and Owner	Owner

## MITIGATION MONITORING PLAN

Condition No.	Mitigation Measure (from ENV-2013-1272-MND)	Pre- Construction	During Construction	Post Construction
	<p>uniformity of 75 percent.</p> <ul style="list-style-type: none"> <li>• Proper hydro-zoning, turf minimization and use of native/drought tolerant plan materials.</li> <li>• Use of landscape contouring to minimize precipitation runoff.</li> <li>• A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for existing and expanded irrigated landscape areas totaling 5,000 sf. and greater.</li> </ul>			
XVII-20 Utilities (Local Water Supplies - All New Construction)	<p>If conditions dictate, the Department of Water and Power may postpone new water connections for this project until water supply capacity is adequate.</p> <p>Install high-efficiency toilets (maximum 1.28 gpf), including dual-flush water closets, and high-efficiency urinal (maximum 0.5 gpf), including no-flush or waterless urinals, in all restrooms as appropriate.</p> <p>Install restroom faucets with a maximum flow rate of 1.5 gallons per minute.</p> <p>A separate water meter (or submeter), flow sensor, and master valve shutoff shall be installed for all landscape irrigation uses.</p> <p>Single-pass cooling equipment shall be strictly prohibited from use. Prohibition of such equipment shall be indicated on the building plans and incorporated into tenant lease agreements. (Single-pass cooling refers to the use of potable water to extract heat from process equipment, e.g., vacuum pump, ice machines, by-passing the water through equipment and discharging the heated water to the sanitary wastewater system.)</p>	LADWP and LADBS (Plan Check Review)	LADWP, LADBS, Contractor and Owner	Owner
XVII-40 Utilities (Local Water Supplies - New Residential)	<p>Install no more than one showerhead per shower stall, having a flow rate no greater than 2.0 gallons per minute.</p> <p>Install and utilize only high-efficiency clothes washers (water factor of 6.0 or less) in the project, if proposed to be provided in either individual units and/or in a common laundry room(s). If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.</p> <p>Install and utilize only high-efficiency Energy Star-rated dishwashers in the project, if proposed to be provided. If such appliance is to be furnished by a tenant, this requirement shall be incorporated into the lease agreement, and the applicant shall be responsible for ensuring compliance.</p>	LADBS (Plan Check Review)	LADBS, Contractor and Owner	Owner
XVII-90 Utilities (Solid Waste Recycling)	<p>(Operational) Recycling bins shall be provided at appropriate locations to promote recycling of paper, metal, glass, and other recyclable material. These bins shall be emptied and recycled accordingly as a part of the project's</p>	LADBS (Plan Check Review)	LADBS, Contractor and Owner	Owner

## MITIGATION MONITORING PLAN

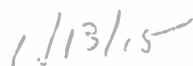
Condition No.	Mitigation Measure (from ENV-2013-1272-MND)	Pre- Construction	During Construction	Post Construction
	<p>regular solid waste disposal program.</p> <p>(Construction/Demolition) Prior to the issuance of any demolition or construction permit, the applicant shall provide a copy of the receipt or contract from a waste disposal company providing services to the project, specifying recycled waste service(s), to the satisfaction of the Department of Building and Safety. The demolition and construction contractor(s) shall only contract for waste disposal services with a company that recycles demolition and/or construction-related wastes.</p> <p>(Construction/Demolition) To facilitate on-site separation and recycling of demolition- and construction-related wastes, the contractor(s) shall provide temporary waste separation bins on-site during demolition and construction. These bins shall be emptied and the contents recycled accordingly as a part of the project's regular solid waste disposal program.</p>			
XVII-100 Utilities (Solid Waste Disposal)	All waste shall be disposed of properly. Use appropriately labeled recycling bins to recycle demolition and construction materials including: solvents, water-based paints, vehicle fluids, broken asphalt and concrete, bricks, metals, wood, and vegetation. Non-recyclable materials/wastes shall be taken to an appropriate landfill. Toxic wastes must be discarded at a licensed regulated disposal site.	LADBS (Plan Check Review)	LADBS, Contractor and Owner	Owner
<p><b>Notes:</b></p> <p>LADBS = Los Angeles Department of Building and Safety  LADCP = Los Angeles Department of City Planning  LADOT = Department of Transportation  LADPW = Los Angeles Department of Public Works  LADWP = Los Angeles Department of Water and Power  BOE = Bureau of Engineering  BOS = Bureau of Sanitation</p>				

**APPROVED BY:**

Los Angeles Department of City Planning (Lead Agency)



Daniel Scott, Principal Planner



Date